

June 3, 2014, 7:00 p.m.

City Council Chambers, 333 Civic Center Plaza

Web Site: www.ci.tracy.ca.us

Mayor Ives called the meeting to order at 7:10 p.m., and led the Pledge of Allegiance.

The invocation was offered by Pastor Kal Waetzig, St. Paul's Lutheran Church.

Roll call found Council Members Manne, Rickman, Young, Mayor Pro Tem Maciel, and Mayor Ives present.

Maria Hurtado, Interim City Manager, presented the Employee of the Month award for June 2014 to Frank Desousa, Public Works.

Mayor Ives and Fire Chief Nero administered the Oath of Office to Firefighters Timothy Rivas, Larry Griffith, Kimani Lovan, and Shawn Bracha.

PROCLAMATION – CRIME STOPPERS MONTH – Mayor Ives presented a proclamation to Marshall Rose, President, Tracy Crime Stoppers, Inc. proclaiming June 2014 as “Tracy Crime Stoppers Month.”

Mayor Ives and Council Member Rickman presented a Certificate of Recognition to Devra Asah recognizing Tracy High School students for their participation in the Bulldog Project, which brings awareness of Bullying, Gangs, Drugs, and Bomb Threats to the Tracy community.

Fire Engineer Sean Butler offered a presentation on drowning prevention.

1. **CONSENT CALENDAR** – It was moved by Mayor Pro Tem Maciel and seconded by Council Member Rickman to adopt the consent calendar. Roll call vote found Council Members Manne, Rickman, Young, Mayor Pro Tem Maciel and Mayor Ives in favor; Motion carried 5:0. Council Member Young abstained from voting on item 1.I.
 - A. Approval of Minutes – Regular meeting minutes of February 18, 2014, and March 4, 2014, were approved.
 - B. Adopt Resolutions Regarding the Election Process, General Municipal Election to be Held on November 4, 2014 – Resolution 2014-081 called for the election of the Mayor and two Council Members. Resolution 2014-082 requested consolidation of the City's General Municipal Election of November 4, 2014, with the Statewide General Election by the County of San Joaquin.
 - C. Approve Professional Services Agreements (PSA) With Eleven Companies for Plan Review and/or Inspection Services and Authorize the Mayor to Execute the Agreements – Resolution 2014-083 approved the agreements.
 - D. Award a Construction Contract to Trident Contractors Inc. of Daly City, California, for Sidewalk, Curb and Gutter Replacement Fiscal Year 2013 – 2014 (FY/13/14)

Project CIP 73139 and Authorize the Mayor to Execute the Contract – Resolution 2014-084 awarded the contract.

- E. Acceptance of the Storm Drainage Improvement Robert Gabriel Drive and Gonzales Street CIP 76062, completed by Extreme Excavation of Tracy, California, and Authorization for the City Clerk to File the Notice of Completion and the City Engineer, in Accordance With the Terms of the Construction Contract, will Release the Bonds and Retention Payment – Resolution 2014-085 accepted the project.
 - F. Approve Master Professional Services Agreements (MPSAs) with GDR Engineering, Inc. (GDR), and Mid Valley Engineering, Inc. (MVE) to Provide Land Surveying Services for Multiple Capital Improvement Projects, Authorize the Mayor to Execute the Agreements and Authorize the Development Services Director to Sign Task Order No. 1 to the MPSA with MVE, Inc., and Future Task Orders Related to the MPSAs With GDR, Inc., and MVE, Inc. Cumulatively Not To Exceed \$200,000 For Each Consultant – Resolution 2014-086 approved the agreements and future task orders related to the agreements.
 - G. Award a Construction Contract to Modesto Sand and Gravel, Inc. of Modesto, California, for the Bessie Avenue Building Demolition Project CIP 78142, Authorize a Contingency Amount of \$3,750, Authorize the Mayor to Execute the Contract and Authorize the Transfer of \$85,000 from CIP 78142 to Emergency Repairs to Lammersville School House Project, CIP 78151 – Resolution 2014-087 awarded the contract.
 - H. Amendment of Two Holly Sugar Ranch Leases with the Arnaudo Bros. (Holly Ranch), a Partnership, and the Arnaudo Bros., LLC and Authorization for the Mayor to Execute the Amendments – Resolution 2014-088 amended the leases.
 - I. Approve Amendment 1 to the Memorandum of Understanding Between the City of Tracy and the Tracy African American Association to Waive Administrative Processing and Banner Hanging Fees and Authorize the Mayor to Execute the Amendment – Resolution 2014-089 approved the amendment. Council Member Young abstained.
 - J. Adoption of the Appropriations Limit for Fiscal Year 2014/15 for the City of Tracy – Resolution 2014-090 adopted the appropriations limit.
2. ITEMS FROM THE AUDIENCE – Dave Anderson, 1940 Earl Way, suggested the City require barriers to be installed on all pools in the City.
3. RECEIVE PRESENTATION ON UPDATED AIRPORT LAYOUT PLAN, PROVIDE INPUT, AND AUTHORIZE SUBMITTAL TO THE FEDERAL AVIATION ADMINISTRATION - Maria Hurtado, Interim City Manager, gave a brief overview of the issues related to runway 12-30 and the solutions which will be put in place to resolve the issues.

Ed Lovell, Management Analyst II, Public Works, presented the staff report. The Tracy Municipal Airport is in need of pavement reconstruction. A Pavement Maintenance and Management Plan (PMMP) completed in March 2013, showed the deteriorated

conditions of the existing pavement throughout the airport. On April 2, 2013, City Council authorized approval for the City's Airport Consultant, Reinard W. Brandley, to begin the design and engineering necessary for implementation of a Federal Aviation Administration (FAA) grant for the reconstruction of pavement at the Tracy Municipal Airport. Through this process, the FAA has indicated that due to the extensive changes anticipated with the reconstruction of the runways and taxiways that the ALP for the Tracy Municipal Airport would need to be updated prior to any construction. On August 6, 2013, the City Council authorized Task Order No. 3 with Reinard W. Brandley, Consulting Airport Engineer, for an update of the Airport Layout Plan.

Reinard Brandley, Consulting Airport Engineer, used a power point in his presentation to give a brief history of the Tracy Municipal Airport and an update on where the City is headed in the future.

The current runway/taxiway system consists of marking the old 300-foot wide World War II military landing strip to identify a 100-foot wide runway on one side of the landing strip and a 50-foot wide taxiway on the other side of the strip. An asphalt overlay was placed on the existing pavement in the runway and taxiway section in the 1970 to 1980 period. This runway configuration, the apron, Fixed Base Operator (FBO), and hangar layout are shown on the existing approved Airport Layout Plan.

The FAA has developed new standards for different types of airports. The Tracy Municipal Airport classifies as an Airport Design Group B II. The FAA requirements for this classification airport are specific and have been used in the development of the updated ALP. The following are the major modifications made to the ALP to conform to the new FAA requirements, and to provide necessary facilities to accommodate the aircraft currently using the airport and forecast to use the airport over the next 20 years:

1. The centerline spacing between the runway centerline and the taxiway centerline has been increased from 220 feet to 240 feet.
2. The runway width has been decreased from 100 feet to 75 feet. The taxiway width has been decreased from 50 feet to 35 feet.
3. The central operations area of the airport has been modified to include the following:
 - a. Area for the development of large corporate hangars, which can either be built and owned by the City or built by individuals or companies on leased ground.
 - b. Addition of possible future fixed base operator plots.
 - c. Development of an Airport Administration Building, which could include a restaurant as well as airport offices and pilot lounges.
 - d. Relocation of the fueling island, which involves moving the fuel dispensers and controls from the existing island to a new facility at the current location of the fuel tanks.
 - e. Potential expansion of the general aviation tie down apron if and when required.
4. Space has been provided for expansion of tee hangar aircraft storage facilities on the west side of Runway 12-30.

Mr. Brandley concluded by stating that after the ALP has been finalized it will be sent to the FAA for approval, which will take three to four months. Approval of the updated ALP will take approximately three to four months and is a necessary step since the FAA will not release any money until the ALP is approved

Mr. Lovell added as part of the reconstruction permanent benchmarks will be installed at each end of the runway so there will be no discrepancy on the length of the runway in the future.

Robert Tanner, 1371 Rusher Street, asked what is the estimated cost and length of time for completion of the project. Mr. Brandley responded the reconstruction will cost approximately \$12m and will take about three years to complete.

In response to a question from George Riddle, 1850 Harvest Lane, regarding the fuel tanks, Mr. Lovell responded the fuel farm will remain in place for now. In the future, the fuel island will be moved to where the fuel tanks are located.

In response to a question from Dave Helm regarding the varying lengths of the runway, Mr. Brandley stated the previous benchmarks had moved over time, but a survey was conducted which measured the length of the runway at 4001ft. Ms. Hurtado stated staff and the consultant have spoken to the FAA and the ALP plan approved in 2001 and updated in 2007 did indicate Runway 12-30 was 4002ft. Permanent benchmarks will be installed during reconstruction so these discrepancies will not arise in the future. Staff and the consultant have spoken to the FAA and the length of the runway cannot be arbitrarily changed to 4002ft since it has been surveyed at 4001ft.

Mayor Pro Tem Maciel asked if the FAA had specifically agreed with the 4001ft, and if the FAA will fund the repaving at 4001ft. Mr. Lovell responded the current ALP states the runway is 4002ft, but the FAA has no backup to support it. Based on the new survey the change will be made to 4001ft because there is data to support 4001ft. Dave Helm suggested the City request a letter from the FAA confirming the length at 4001ft.

Ms. Hurtado stated the FAA has funding available now which is why the City does not want to wait. The approval body is the FAA, and the City is required to solicit input from the community and the Council before officially submitting the updated ALP for approval. Moving the runway from 4002ft to 4001ft does not impact the safety cone.

Trina Anderson, 1940 Earl Way, stated she had lots of questions which staff had already answered and thanked Council for the work they had done on this project. Ms. Anderson stated she had checked the Jeppesen charts and sectionals for Tracy airport which show the length of the runway at 4001ft. Ms. Anderson also thanked staff for adding run-up areas on the runway.

Dave Anderson, President of Tracy Airport Association, thanked Mr. Brandley and his team, and staff for their work on this project which will include a number of items from the future projects list, including runway lights. Mr. Anderson stated the FAA has two lengths for the runway, 4002ft and 4001ft. In 1940 the length of the runway was specified as 4002ft. Mr. Anderson suggested that later when the runway was surveyed for approach procedures the length was determined to be 4001ft. Mr. Anderson added the plan is well laid out and will support the Cordes Ranch project as it builds out.

Mayor Pro Tem Maciel moved to adopt Resolution 2014-09, Authorizing submission of the updated Airport Layout Plan to the Federal Aviation Administration. Council Member Rickman seconded the motion.

In response to a question from Council Member Young, Mr. Brandley explained how the permanent benchmarks would be installed.

Voice vote found all in favor; passed and so ordered.

4. CONDUCT A PUBLIC HEARING TO AUTHORIZE THE ACCEPTANCE AND APPROVE THE APPROPRIATION OF \$11,421 FROM THE 2014 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FOR THE PURCHASE OF EQUIPMENT FOR THE TRACY POLICE DEPARTMENT'S LAW ENFORCEMENT PROGRAMS – Lani Smith, Support Operations Manager, presented the staff report. The Edward Byrne Justice Grant (JAG) Program (42 U.S.C. 3751(a)) is the primary provider of Federal criminal justice funding to State and local jurisdictions. JAG funds support all components of the criminal justice system by improving the effectiveness and efficiency of criminal justice systems, processes and procedures.

Agencies are allowed to use this grant to support a broad range of activities to prevent and control crime based upon their local needs and conditions. The Tracy Police Department has determined the most appropriate use of this grant is to purchase technology equipment and training gear for the officers to enhance the safety of citizens. The Tracy Police Department intends to purchase the following equipment: Crime Scene documentation equipment; digital cameras and video recorder, \$2,001; DeTAC training suits, \$1,500; prisoner WRAPS, \$2,000; CPR Prompt Kits for CPR and AED training, \$1,220; Less-Than-Lethal training rounds, \$2,500; and breaching tools for SWAT, \$2,200.

Mayor Ives opened the public hearing. Since there was no one wishing to address the Council the public hearing was closed.

Mayor Pro Tem Maciel motioned to adopt Resolution 2014-092 authorizing the acceptance and approving the appropriation of \$11,421 from the 2014 Edward Byrne Memorial Justice Assistance Grant Program for the purchase of equipment for the Tracy Police Department's Law Enforcement Programs. Council Member Rickman seconded the motion. Voice vote found all in favor; passed and so ordered.

5. SECOND READING AND ADOPTION OF ORDINANCE 1194 AN ORDINANCE OF THE CITY OF TRACY APPROVING FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH THE SURLAND COMMUNITIES, LLC APPLICATION DA11-0002 - Ordinance 1194 was introduced at the Council meeting held on May 20, 2014, to amend the Development Agreement (DA) with Surland Communities (Surland). The DA provides for Surland to dedicate 16 acres of land and to contribute \$10 million towards the cost of construction of the swim center for the benefit of the greater Tracy Community. The first payment of \$2 million was due on September 15, 2013. The proposed amendment to the DA will extend the date for payment of the \$2 million to no later than September 15, 2014, and extend the time in which the City may accept the Land Dedication Offer to September 15, 2015. Ordinance 1194 was before the Council for a second reading and adoption.

Mayor Ives invited public comment. There was no public comment.

Following reading of the title of proposed Ordinance 1194, it was moved by Mayor Pro Tem Maciel and seconded by Council Member Rickman to waive reading of the text. Voice vote found all in favor; passed and so ordered. It was moved by Mayor Pro Tem Maciel and seconded by Council Member Rickman to adopt Ordinance 1194. Roll call vote found Mayor Pro Tem Maciel, Council Members Rickman, Manne, Young, and Mayor Ives in favor. Motion carried 5:0.

6. ITEMS FROM THE AUDIENCE – None.
7. COUNCIL ITEMS – Council Member Young reported the 20th Annual Juneteenth Celebration would be held in Lincoln Park on Saturday, June 7, and extended an invitation to the community.
8. ADJOURNMENT – It was moved by Mayor Pro Tem Maciel and seconded by Council Member Rickman to adjourn. Voice vote found all in favor; passed and so ordered. Time 8:33 p.m.

The above agenda was posted at the Tracy City Hall on May 29, 2014. The above are summary minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk