

NOTICE OF SPECIAL MEETING

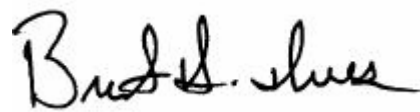
Pursuant to Section 54956 of the Government Code of the State of California, a Special Joint meeting of the **Tracy City Council and the Tracy Unified School District** is hereby called for:

Date/Time: **Tuesday, October 27, 2009, 6:00 p.m.**
(or as soon thereafter as possible)

Location: **Tracy Unified School District
District Education Board Room
1875 W. Lowell Avenue, Tracy, CA 95376**

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the City Council and the Tracy Unified School District on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

1. Call to Order
2. Roll Call
3. Items from the Audience - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Council Member or to sponsor the item for discussion at a future meeting.*
4. Present Status Report on Discussions Regarding Joint Development Opportunities Between the City of Tracy and the Tracy Unified School District at the Joint Workshop with the Tracy City Council and Tracy Unified School District (TUSD) Board of Trustees
5. Adjournment



Mayor

October 22, 2009

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the City Council and the Tracy Unified School District regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 333 Civic Center Plaza, Tracy, during normal business hours.

AGENDA ITEM 4

REQUEST

PRESENT STATUS REPORT ON DISCUSSIONS REGARDING JOINT DEVELOPMENT OPPORTUNITIES BETWEEN THE CITY OF TRACY AND THE TRACY UNIFIED SCHOOL DISTRICT AT THE JOINT WORKSHOP WITH THE TRACY CITY COUNCIL AND TRACY UNIFIED SCHOOL DISTRICT (TUSD) BOARD OF TRUSTEES

EXECUTIVE SUMMARY

At the January 20, 2009, joint workshop, City Council and School Board Members asked that the City/Schools Liaison Committee review options for joint use and return with a report to a future Joint Council/TUSD Board meeting. The City/Schools Liaison Committee established a Joint Use Subcommittee that discussed joint use or development opportunities with the existing bond schools, potential joint use opportunities for Kimball High School, and joint bond or tax initiative efforts for upcoming measures.

Due to time, funding, and physical constraints of the identified bond schools, joint development opportunities can not be leveraged at this time. With regard to the use of Kimball High School, the City currently has no plans for expansion nor redirecting of programs. Additionally, since this is the first year of operation at Kimball High School, requests for use of a number of amenities by schools in the district is high. TUSD will monitor and track this use. The option of a Joint Use Agreement between the City and the School District may be examined in the future. Finally, interest in exploring a potential joint bond or tax initiative in the future was expressed. In the meantime, communication between the City and TUSD regarding the timing of any potential tax initiatives or bonds initiated by either the City or TUSD is important.

BACKGROUND

At the January 20, 2009, joint workshop with Tracy City Council and the Tracy Unified School District, Council and School Board Members requested that discussions on potential joint use projects and agreements be discussed by the City/Schools Liaison Committee and be brought back to Council and the School Board at a future joint meeting.

At their February 19, 2009, meeting the City/Schools Liaison Committee formed a Joint Use Subcommittee, made up of Council Member, Mike Maciel, and School Board of Trustee Members, Bill Swenson and Kelly Lewis, along with TUSD and City staff. The subcommittee discussed joint use opportunities on April 8th and May 13th and reported back to the City/Schools Liaison Committee on April 23rd and June 18th, respectively.

DISCUSSION

BOND SCHOOLS:

The November 4th, 2008, voter-approved Measure S provided the school district with funds for renovation and modernization of older elementary and middle schools in Tracy. Both the City's and the School district's interest in exploring joint development opportunities heightened, particularly with the possibility of accessing State funds for

expansion, improvements, or new construction of multi-purpose rooms, soccer and baseball fields or gymnasiums, if a partnership with the City could be formed. During these discussions, the Joint Use Subcommittee reviewed the six bond schools approved by Measure S, which included Central, Clover, North School, McKinley, Monte Vista, and South-West Park. Of these, two were selected for further discussion: North Elementary School and Monte Vista Middle School.

The State funding opportunities were reviewed and are as follows:

- The School District must provide 25% match for construction;
- The City must provide 25% match for construction;
- The State can provide up to 50% match for construction;
- The City must commit to a 20-year agreement to provide funding and programming at 20 hours per week (20/20).

The funding limitations allowed TUSD to access:

- Up to \$1.5 million from the State for Middle Schools;
- Between \$2 to 2 ½ million for High Schools.

However, at this time the State no longer has Joint Use Funds available.

Recommendation: Because the State no longer has Joint Use Funds available and because neither the School District nor the City has uncommitted capital dollars to allocate, the Joint Use Subcommittee determined that this is not a viable option at this time.

KIMBALL HIGH SCHOOL:

Kimball High School opened to 9th and 10th grade in August, 2009. A number of amenities were built in at Kimball High site, including two gymnasiums, a 30-meter competition pool, and multi-purpose rooms.

The Kimball High School site plan and amenities were reviewed and discussed. TUSD shared its current program and use plan and the City reviewed any potential program relocation. After discussion, it was determined that, due to economic constraints, the City currently has no plans for expansion nor redirecting of programs. Additionally, since this is the first year of operation at Kimball High, requests for use of a number of amenities by schools in TUSD are high. TUSD will monitor and track use.

Recommendation: Because the City has no plans for program expansion or program relocation and because facility use requests are high and TUSD would like to monitor use during this first year of operation, the Joint Use Subcommittee recommends that the potential for joint use be re-explored in a year or so.

FUTURE POTENTIAL BOND:

During the Joint Use Subcommittee discussion regarding the City's and TUSD's plan for either a potential bond or tax initiative, the City shared its interest in pursuing parcel tax initiatives for a Citywide Landscape Maintenance District and for Public Safety in 2010 and 2011 respectively. TUSD shared its preliminary discussions for a bond measure for improvements at Tracy High, including a new stadium and gymnasium, but would like to

show success with Measure S improvements prior to returning to the public for another bond. After the Joint Use Subcommittee discussed the limitations with the current bond schools, the economic climate, and the local impacts of the State budget actions, it was suggested that a joint bond measure be explored in 2012. Two options were recommended: (1) consideration of a joint bond measure for improvements or expansions at Monte Vista or Tracy High, and (2) consideration of a single parcel tax for schools and public safety. Additionally, if the City and/or TUSD determine a joint measure is not feasible or preferred, it is recommended that a joint campaign on separate measures merging the messages be considered if measures go out in the same year. At the October 6, 2009, Budget Workshop, City Council directed staff to explore a Public Safety Measure in 2010.

Recommendation: The Joint Use Subcommittee recommends that a bond measure or joint parcel tax be explored in the future, after 2012, and after the economy recovers. In light of the October 6, 2009, Budget Workshop this may not be a feasible future option.

CURRENT EFFORTS

City/TUSD Emergency Response Training: On October 15, 2009, the Tracy Fire Department participated in the largest statewide earthquake drill to date. The *Great California Shakeout* conducted at Kimball High School illustrated to school district officials and staff, the importance of preparedness in the event of a disaster. The Kimball High principal has expressed interest in having teachers and a core group of students receive CERT training in the future. The City through the efforts of the Fire Department is planning to implement CERT teams at all of the schools in the Tracy Unified School District. This training will be a collaborative effort with the City, Fire Department and TUSD in order to ensure that in the event of a disaster all students remain safe. Funding for this project will be identified through various Homeland Security grants.

Safe Routes to Schools: Currently the City does not supply bus service to Kimball High School. Upon approval of the short range transit plan the TRACER Commuter Route will expand to provide transportation to the Kimball High area. Additionally, the City and School District recently partnered to apply for Safe Route Funding for sidewalks to be constructed from Redbridge to Kimball High School. Unfortunately, project funding was not awarded. As future opportunities for additional funding arise, the City and TUSD will continue to explore potential partnerships.

Community Gardens: Efforts are underway to develop a Community Garden space. An advisory committee made up of City, TUSD and private non-profit partners have met to discuss various sites for the pilot program. At this time several sites are being considered: (1) Fine Park, (2) El Pescadero Park, (3) the triangle area at West High School, and (4) the vacant lot on Central Avenue north of the Sixth Street intersection. On November 17th, staff will present Council with the final site selection and a Community Garden Implementation Plan.

Fiber Optic Network Expansion for Municipal Purpose:

In 2007 City staff met with representatives from TUSD's fiber optic installation company. At the time there was discussion on the benefits of piggy backing on the TUSD fiber optic project to potentially share space being created by the School District in their efforts to link all schools together. This fiber would have provided similar benefit to the City providing the ability to link facilities together and connect to the City's mainframe

computer network. After an extensive discussion with the contractor, City staff realized the project cost would be significantly more than had been budgeted. At that point staff decided to research other alternatives for linking City facilities to the mainframe network. This resulted in an agreement with an existing vendor to accommodate the City's GIS connections between facilities.

FISCAL IMPACT

There is no fiscal impact related to receiving this report.

RECOMMENDATION

Staff recommends that the City Council and TUSD Board accept this Status Report.

Prepared by: Maria A. Hurtado, Assistant City Manager

Reviewed by: Rod Buchanan, Director of Parks and Community Services
Bonny Carter, TUSD Facilities Director

Approved by: Leon Churchill, Jr., City Manager
Jim Franco, TUSD Superintendent