

June 1, 2021, 7:00 p.m.

City Hall, 333 Civic Center Plaza, Tracy

Web Site: [www.ci.tracy.ca.us](http://www.ci.tracy.ca.us)

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20, which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via WebEx during the meeting.

Mayor Young called the meeting to order at 7:31 p.m.

Mayor Young led the Pledge of Allegiance.

Imaam Lateef ur Rahman, Islamic Society of Tracy provided the invocation.

Roll call found Council Members Arriola, Bedolla, Davis, Mayor Pro Tem Vargas, and Mayor Young present.

Mayor Young announced the following Proclamation: Memorial Day, May 31, 2021.

1. CONSENT CALENDAR – Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Vargas to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered.
  - 1.A ADOPTION OF MAY 18, 2021, REGULAR MEETING MINUTES – **Minutes were adopted**
  - 1.B AUTHORIZE APPLICATION(S) FOR THE PROPOSITION 68: PER CAPITA GRANT PROGRAM AND AUTHORIZE THE CITY MANAGER, OR DESIGNEE, TO EXECUTE CONTRACTS TO ACCEPT THE PER CAPITA GRANT FUNDS – **Resolution 2021-063** authorized application(s) for the Proposition 68: Per Capita Grant Program.
  - 1.C APPROVE THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF TRACY AND TRACY CITY CENTER ASSOCIATION – **Resolution 2021-064** approved the Memorandum of Understanding with Tracy City Center Association.
  - 1.D AUTHORIZE THE SUBMISSION OF A UNITED STATES DEPARTMENT OF JUSTICE'S COMMUNITY ORIENTED POLICING SERVICES (COPS) GRANT APPLICATION FOR THE PROJECTED AMOUNT OF \$125,000 FOR MENTAL HEALTH, WELLNESS, AND PEER SUPPORT RELATED TRAINING, SERVICES, EQUIPMENT, AND TECHNOLOGY FOR LAW ENFORCEMENT AND AUTHORIZE THE CITY MANAGER TO ACCEPT THE \$125,000, IF AWARDED – **Resolution 2021-065** authorized the submission of the United States Department of Justice's Community Oriented Policing Services (COPS) Grant Application.
  - 1.E WAIVE SECOND READING AND ADOPT ORDINANCE 1308, AN ORDINANCE OF THE CITY OF TRACY AMENDING CHAPTER 5.08 "ANIMALS" OF TITLE 5

“SANITATION AND HEALTH” OF THE TRACY MUNICIPAL CODE TO ADHERE TO CURRENT STANDARDS OF ANIMAL CARE AND PRACTICES AND ESTABLISH NEW OPERATIONAL ADMINISTRATIVE PRACTICES AND PERMITTING REQUIREMENTS - Ordinance 1308 was adopted

- 1.F. APPROVE THE FINAL SUBDIVISION MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR WEST PARKWAY VILLAGE – PHASE 1 TRACT NO. 3966, AND AUTHORIZE THE CITY CLERK TO FILE THE SUBDIVISION IMPROVEMENT AGREEMENT WITH OFFICE OF THE SAN JOAQUIN COUNTY RECORDER – Resolutions 2021-066 approved the Final Subdivision Map and Subdivision Improvement Agreement for West Parkway Village – Phase 1 Tract No. 3966.
- 1.G. APPROVE AMENDMENT NO.1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH FCGA ARCHITECTURE, INC. FOR THE TRACY TRANSIT CENTER RENOVATION, CIP NO. 77584, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$111,320– Resolution 2021-067 approved Amendment No. 1 to the Professional Services Agreement with FCGA Architecture, Inc.
- 1.H. APPROVE THE FINAL SUBDIVISION MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR ELLIS PHASE 3, TRACT 4007, AND AUTHORIZE THE CITY CLERK TO FILE THE SUBDIVISION IMPROVEMENT AGREEMENT WITH OFFICE OF THE SAN JOAQUIN COUNTY RECORDER– Resolution 2021-068 approved the Final Subdivision Map and Subdivision Improvement Agreement for Ellis Phase 3, Tract 4007.
2. ITEMS FROM THE AUDIENCE – Robert Tanner stated all fireworks should be illegal. Mr. Tanner shared his concerns regarding Council Member Bedolla’s intent to run for State Assembly.
3. REGULAR AGENDA
- 3.A. PUBLIC HEARING AND APPROVAL OF THE 2020 URBAN WATER MANAGEMENT PLAN INCLUDING THE WATER SHORTAGE CONTINGENCY PLAN
- Mayor Young opened the public hearing
- The item was continued to June 15, 2021.
- Mayor Young closed the public hearing.
- DEVIATION
- 3.C. DISCUSS AND PROVIDE DIRECTION ON 2021 NATIONAL COMMUNITY SURVEY™
- Vanessa Carrera, Assistant to the City Manager provided the staff report. There was no public comment.

Damema Mann, Director of National Engagement at Polco responded to Council questions.

Council Member Arriola's proposed survey question topics: Transit Oriented Development (TOD) – location and component, Valley Link, Funding Priorities. Benchmark Comparison: Greater Bay Area Mega Region

Council Member Davis proposed survey question topics: Infrastructure, would support Valley Link and TOD conversation, spending priorities, local job market, and public safety.

Council Member Bedolla's proposed survey question topics: Valley Link, homelessness, housing, infrastructure (pavement rehabilitation, hospital). Benchmark Comparison: West Coast Regional

Mayor Pro Tem Vargas's proposed survey question topics: Infrastructure, (Valley Link in infrastructure question), TOD (location and components), larger hospital.

Mayor Young's proposed survey question topics: Funding priorities, infrastructure including Valley Link, roads, traffic, COVID-19, Economic Development (spending habits). Funding options could include closing fiscal gaps for businesses, housing down payment assistance programs, mental health services, and recreation.

Council Member Arriola agreed with Mayor Young on her recommendation on the funding priorities question to include general government services and COVID-19 recovery, as well as other topics that could produce a stronger data set.

Council Member Davis also agreed with Mayor Young to add additional categories within the funding priorities question to include down payment assistance programs.

It was Council's consensus to incorporate the following question categories in the 2021 National Community Survey for Tracy: Funding Priorities (general governmental services listed as well as some unique questions related to COVID recovery, housing or down payment assistance and perhaps mental health), Infrastructure, TOD (location and components). If the City is able to accommodate three questions (as space is limited on the survey), TOD components were preferred. If able to fit four questions, include preferred TOD location.

3.B PUBLIC HEARING TO INTRODUCE AN ORDINANCE AMENDING TRACY MUNICIPAL CODE SECTION 10.08.2930 REGARDING THE MINIMUM LOT FRONTAGE REQUIREMENT IN THE HIGHWAY SERVICE ZONE

Scott Claar, Senior Planner, provided the staff report.

Mayor Young opened the public hearing.

There was no public comment.

Mayor Young closed the public hearing.

City Council questions and comments followed.

William Dean, Assistant Development Services Director responded to Council questions.

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

**ACTION:** Motion was made by Council Member Bedolla and seconded by Council Member Arriola to waive the reading of the full text and introduce **Ordinance 1309** an ordinance amending Tracy Municipal Code Sections 10.08.2930 regarding the minimum lot frontage requirement in the Highway Service Zone. Roll call vote found Council Members Arriola, Bedolla and Mayor Young in favor; passed and so ordered. Council Member Davis and Mayor Pro Tem Vargas opposed.

3.D INTRODUCE AN ORDINANCE OF THE CITY OF TRACY AMENDING CHAPTER 7.16 "PARKS AND COMMUNITY SERVICES COMMISSION" OF TITLE 7 "PUBLIC WORKS" OF THE TRACY MUNICIPAL CODE TO CHANGE THE MAKEUP OF THE PARKS AND COMMUNITY SERVICES COMMISSION FROM SEVEN TO FIVE MEMBERS; ADOPT A RESOLUTION AMENDING THE PARKS AND COMMUNITY SERVICES COMMISSION, TRANSPORTATION ADVISORY COMMISSION, AND TRACY ARTS COMMISSION BYLAWS TO CHANGE THE MAKEUP OF THE COMMISSIONS FROM SEVEN TO FIVE MEMBERS, AND ADDING THE REQUIREMENT FOR THE PLANNING COMMISSION, TRACY ARTS COMMISSION, AND YOUTH ADVISORY COMMISSION TO REPORT TO THE CITY COUNCIL ANNUALLY

Vanessa Carrera, Assistant to the City Manager, provided the staff report.

Mary Mitracos requested the School Board member seat be removed from the Parks and Community Services Commission, provided a history of how the school board seat came about, and asked to change the application process.

Conrad Levoitt read from the minutes of February 2020 regarding a Parks and Community Services Commission recruitment and asked why he was not contacted from the eligibility list to fill vacancies that occurred in the fall of 2020. Mr. Levoitt asked Council what value they have in the community serving on these commissions, and in the commissioners that serve on the commission.

City Council questions and comments followed.

Adrienne Richardson, City Clerk responded to questions regarding the eligibility list process.

Mayor Young suggested having a joint meeting annually with the Planning Commission and requested Council reconsider changing the Parks and Community Services Commission from five back to seven member, and have discussion regarding the Tracy Unified School District commission member.

Council Member Arriola preferred to have five members for consistency purposes and in regards to the TUSD position on the board, would prefer to get input from the School Board on that and did not want to proceed at this time. Council Member Davis and Mayor Pro Tem Vargas preferred to keep the Parks and Community Services Commission at five members for consistency.

Mayor Pro Tem Vargas supported having an annual joint Planning Commission meeting.

**ACTION:** Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Vargas to waive the reading of the full text and introduce **Ordinance 1310** an ordinance amending Chapter 7.16 “Parks and Community Services Commission” of the Tracy Municipal Code to change the makeup of the Parks and Community Services Commission from seven to five members. Roll call vote found all in favor; passed and so ordered.

**ACTION:** Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Vargas to adopt **Resolution 2021-069** amending the Parks and Community Services, Transportation Advisory, and Tracy Arts Commission bylaws to change the makeup of the commissions from seven to five members and adding the requirement for the Planning Commission and Youth Advisory Commission to report to the City Council annually. Roll call vote found all in favor; passed and so ordered.

4. ITEMS FROM THE AUDIENCE – None

5. STAFF ITEMS – Jenny Haruyama, City Manager provided an update on the following actions taken by the City Manager during the COVID emergency.

- Accepted Offsite Improvements for an interim traffic signal located on Grant Line and Lammers Roads, authorized the City Clerk to file Notice of Completion, and authorized the City Engineer to Release the Performance and Payment Bonds.

Ms. Haruyama also announced she will be leaving the City of Tracy to work out of state.

6. COUNCIL ITEMS – Mayor Pro Tem Vargas shared appreciation for Jenny Haruyama’s accomplishments. Mayor Pro Tem Vargas announced the following: Mayor’s Ball has moved to September 11, 2021 to allow the Grand Foundation to have the Dancing with the Stars competition on September 25, 2021. Mayor Pro Tem Vargas clarified her previous request to add two additional cannabis permits, stating the request is not to change what has been implemented in the processes, it is to continue the same application process but instead of having social equity being the key component of how we select the licenses, is to have the new licenses be a merit based instead of social equity based. Ms. Haruyama stated the item will return to Council within the next six months. Mayor Pro Tem Vargas responded the process is not changing, simply opening for applicants for two new licenses, and wants the process restarted. Mayor Young supported the request.

Council Member Davis shared her appreciation for Jenny Haruyama. Council Member Davis congratulated the Graduating Class of 2021, and congratulated her son from graduating high school one year early.

Council Member Bedolla requested support to direct the City to come back with information on the feasibility of establishing an Enhanced Infrastructure Financing District with the County of San Joaquin and neighboring agencies as willing for the purpose of infrastructure and/or affordable housing. Mayor Pro Tem Vargas seconded the request. Council Member Bedolla stated a memo from staff would work with the intent that if it would benefit the City, it will move forward. Ms. Haruyama responded staff would reach out to the County to see what their appetite is regarding the request.

Council Member Bedolla requested support to direct the City to bring back to Council a policy for consideration that requires all residential projects proposing five or more units to provide 30 percent of the units at prices that are below-market rates, or 20 percent of the units at prices that are below-market rates and pay in-lieu fees to build affordable housing in the amount equivalent to providing 30 percent of the units at prices below-market rates. There was no support for the request due to the affordable housing discussion and direction during the special meeting held prior to the regular meeting.

Council Member Bedolla requested support to direct the City to request, in an expeditious manner either independently or collaboratively with other agencies, to renegotiate the appropriate county property tax sharing agreement so a higher percentage of funds is subject to local control for cities to improve services, transportation needs and quality of life of our residents. Council Member Bedolla also requested support to direct the City to require new annexations to have a property tax split, regarding the county's proportion of taxes collected, that better reflects the city's increased burden in providing services. There was no support for the request as it has been addressed previously, and there is a current contract with the County in place.

Council Member Arriola echoed the objections to Jenny's resignation, and congratulated Ms. Haruyama. Council Member Arriola thanked the community members for the LGBT pride flag raising, gave a special shout out to Megan Perry who raised the flag and wished everyone Happy Pride and enjoy the flag during month of June. Pursued

Mayor Young shared her appreciation for Jenny Haruyama and wished her all the best. Mayor Young read a letter from the Westside landowners requesting to reconsider Council's direction to conduct extended public outreach, and consider the preferred land use in June. Mayor Young supported the landowner's request. Mayor Pro Tem Vargas stated she was not able to participate. It was Council's consensus to continue with Council's past direction to conduct outreach in the 90-day period, which would be the last meeting in July.

Mayor Young provided an update on the meetings and events she has attended, and announced the following: Team Tracy address will be on June 3 at 11:00 am on Channel 26 and social media, June 3 at 7:00 p.m. – The Sikh Group are coordinating a prayer for the victims of the tragic VTA losses last week. September 11 is full day of focusing on uniting and Tracy Chamber is spearheading an event called Tracy Connects from 9:00 am to 1:00 p.m. at Lincoln Park to connect our community to resources and programs.

7. ADJOURNMENT – Time: 10:15 p.m.

**ACTION:** Motion was made by Council Member Davis and seconded by Council Member Arriola to adjourn. Roll call vote found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on May 27, 2021. The above are action minutes. A recording is available at the office of the City Clerk.

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Mayor

ATTEST:

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City Clerk