

September 21, 2021, 7:00 p.m.

City Hall, 333 Civic Center Plaza, Tracy

Web Site: 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 in-person and remotely via WebEx during the meeting.

Mayor Young called the meeting to order at 7:12 p.m.

Mayor Young led the Pledge of Allegiance.

Pastor Timothy Heinrich, Crossroads Baptist Church offered the invocation.

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

Bob Adams, Interim City Manager presented Employee of the Month Award for September to Sergeant Richard Graham, Police Department.

Sekou Millington, Police Chief swore in Police Officer Manuel Fong.

Mayor Young acknowledged National Nanny's Appreciation Week – September 22 through 28, 2021, and also Hispanic Heritage Month – September 15 through October 15, 2021.

1. CONSENT CALENDAR – Rosa Torres, a member of the public requested to pull all the items on the consent calendar stating she needed to look over the agenda for clarification as she was unable to attend any Council meetings due to the meetings allegedly being cancelled.

Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Vargas to call for a recess.

Mayor Young called for a recess at 7:32 p.m., and reconvened the meeting at 7:36 p.m.

Mayor Young stated that the consent calendar would be moved to the end after regular item 3.G to allow Ms. Torres time to review the agenda.

2. ITEMS FROM THE AUDIENCE – Deekay Lee, Teamsters Local 439 Business Representative, shared concerns regarding the drivers for Tracer, which is operated by MTM Transit, and requested support from the City to work with MTM and urge them to increase their wages and benefits and improve the contract.

Anthony Lenoir, Gene Stoica, and Vernice Tenca, bus drivers with MTM shared that benefits are unaffordable and asked Council for support for better wages and benefits from MTM.

Gil Gomez, Teamsters Business Representative for City of Tracy Employees, supported the MTM drivers, and expressed the importance of the MTM drivers.

Gwendolyn White thanked staff for promptly finding a resolution to her previous issue she had shared at the September 7, 2021 Council meeting.

Bob Tanner shared concerns regarding the need to increase Police Officers and additional Police vehicles, and urged Council to ask the community what they want to have for the Police force.

Jamie Medina requested Agenda Item 3.D be moved before Agenda Item 3.A.

Crystal asked about funding for homeless initiatives, requested information on how funds allocated for homelessness are being utilized and asked about COVID and what resources are being provided to the homeless population.

Dotty Nygard, Tracy Earth Project shared two events: October 2, 2021 - bike rodeo, October 6, 2021 - community bike ride, and invited Council to join the events.

Dale Cose requested a longer discussion on what to do with the Great Plate site.

Alice English shared census and redistricting information and announced on September 29, 2021 Lodi will be having an outreach regarding redistricting.

Carlton, driver with MTM asked Council to assist the employees of MTM.

3. REGULAR AGENDA

Mayor Young asked Council if they were opposed to moving item 3.D to the beginning of the regular agenda, as requested by Jaime Medina under items from the audience. Council was not opposed to moving the item.

Bob Adams, Interim City Manager pulled item 3.F as there are some items staff would like to complete. The item was continued to the October 5, 2021 meeting.

DEVIATION

3.D RECEIVE UPDATE ON CITY OF TRACY HOMELESS INITIATIVES INCLUDING COMMUNITY PRESERVATION EFFORTS, TEMPORARY EMERGENCY HOUSING FACILITY PROJECT, FUNDING STRATEGIES AND STAFFING, AND PROVIDE DIRECTION ON PHASING OF THE EMERGENCY HOUSING FACILITY PROJECT AND A TEMPORARY WARMING CENTER DURING FISCAL YEAR 2021-2022

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

City Council comments and questions followed.

Ilene McIntire, Project Engineer shared information regarding the impacts of developing an additional project in conjunction with the existing Temporary Housing project.

Ms. Carrera shared the timeline dates for Project Home Key.

Council questions and comments continued.

Andrea Brown asked for clarification as to what the original plan consists of and what would take a shorter time of providing.

Bob Tanner stated that phase one will house about 60 people, shared concerns about the amount of people that will be housed, and once the pandemic is over there will be an increase in the homeless population.

Jamie Medina shared information regarding the Royal Motel, a 32 room motel that could be used for permanent supportive housing and be completed using Project Home Key. Mr. Medina shared that \$230K would be the cost of renovation that would include a stove, ventilation system and cabinets within a month and a half, volunteered his time to get this project done, and requested Council direct staff to pursue the option of Project Home Key.

Crystal asked how the sleeping quarters are going to be separated at the Temporary Housing Project, and stated there has to be more feasible solutions for housing and shared her concerns about the location.

Dan Evans asked if his previous request for an update regarding a biweekly and general progress report on the Temporary Emergency Shelter was in the works, and speaking specifically to the Arbor Road facility stated if other projects do come to fruition would like to see how they impact the overall schedule.

Council comments continued.

Council Member Arriola stated understanding that the only viable project related to Project Home Key is the Royal Motel and is time sensitive and requires some investment from the City, requested a memorandum of viability to be issued if not to Council to Tracy Homelessness Advisory Committee for evaluation. There are opportunities for partnerships and if we can get a viability memorandum we can perhaps join with some of our partners to see if they can supplement some of the staff effort, but need to know first if viable and requested that is done simultaneously with our already projected plan for the shelter. Council Member Davis agreed with Council Member Arriola, and stated a permanent housing conversation needs to take place, would like to talk to County about contributions, and wants no delays with the Temporary Housing Facility.

Leticia Ramirez, City Attorney stated if Council wants the subcommittee to make a recommendation to Council for final action, it could be done that way.

Council Member Arriola asked if a viability study could be done for the October 21, 2021 Tracy Homelessness Advisory Committee meeting and bring back to Council after that meeting.

Midori Lichtwardt, Assistant City Manager clarified the request to have a viability assessment done in memo form and present to Tracy Homelessness Advisory Committee, then have that advisory committee come back at a following Council meeting for discussion and potential vote.

Mayor Young stated that would give Council clarity and have more information as to how that would impact the process we are in currently, so pulled Item 4 (*Redeploy current staffing and resources to explore and pursue permanent housing funding opportunities*) to follow through with the subcommittee and based on their recommendation can let Council know. Mayor Young and Council Member Davis supported.

ACTION: Motion was made by Council Member Bedolla and seconded by Mayor Pro Tem Vargas to include the administration building in Phase 1 of the project, proceed with design of 2nd Phase once the 1st Phase is at or near completion, issue an RFP for a warming center contract and return to allocate funding and get a memo on the feasibility of seeking permanent housing funding opportunities. Roll call found all in favor, passed and so ordered.

3.A PUBLIC HEARING TO CONSIDER ESTABLISHING AN UNDERGROUND UTILITY DISTRICT FOR PORTIONS OF VALPICO ROAD, AND AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE NECESSARY PG&E DOCUMENTS FOR COMPLETION OF UNDERGROUNDING

Robert Armijo, City Engineer provided the staff report and responded to questions.

Richard Steiner and Nanda Gottiparthi, SNG & Associates continued with the staff report and explained what an undergrounding district is and why it is important for the Valpico Road widening project, and responded to questions.

Council comments and questions followed.

Mayor Young opened the public hearing.

Craig Schwab asked if bike lanes would be included in this project.

Mayor Young closed the public hearing.

Council comments and questions followed.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Davis to adopt **Resolution 2021-132** establishing an Underground Utility District for portions of Valpico Road, and authorizing the City Manager or designee to execute necessary PG&E forms for completion of undergrounding. Roll call found all in favor, passed and so ordered.

3.B RECEIVE REPORT AND CONDUCT A PUBLIC HEARING REGARDING THE CALIFORNIA UNIFORM CONSTRUCTION COST ACCOUNTING COMMISSION'S FINDINGS PERTAINING TO TEMPORARY REPAIR WORK PERFORMED BY IN-HOUSE STAFF ON CORRAL HOLLOW ROAD

Don Scholl, Director of Public Works, provided the staff report.

Council questions followed.

Mayor Young opened the public hearing.

Mary Mitracos shared her frustration that Public Works employees are not allowed to perform work on a City street, City employees should be used to the fullest extent possible, requested that Council push back when attending the League of California Cities Conference and asked for an update to the California Uniform Construction Costs.

Mayor Young closed the public hearing.

Council comments and questions followed.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Bedolla to receive the report of the California Uniform Construction Cost Accounting Commission's findings regarding the temporary repair work performed by in house staff on Corral Hollow Road. Roll call found all in favor, passed and so ordered.

3.C PUBLIC HEARING TO INTRODUCE AN ORDINANCE ADDING CHAPTER 7.32 TO THE TRACY MUNICIPAL CODE TO REPURPOSE ON-STREET PARKING SPACES IN THE DOWNTOWN AS OUTDOOR DINING AREAS, KNOWN AS PARKLETS, APPROVE THE DOWNTOWN PARKLET GRANT PROGRAM, AND APPROPRIATE \$500,000 FOR THE DOWNTOWN PARKLET GRANT PROGRAM FROM THE ECONOMIC DEVELOPMENT AMERICAN RESCUE PLAN ACT (ARPA) FUNDING

Michael Nimon, Economic Development Manager, and Scott Claar, Senior Planner provided the staff report and responded to questions.

Council questions followed.

Mayor Young opened the public hearing.

Karen Schwab asked if a bike lane and bike parking can be implemented into plan.

Dino Margaros thanked staff on their work on the project, shared that outdoor dining is critical to downtown, and would like outdoor dining to become a permanent fixture.

Kim Scarlata expressed concerns regarding aesthetics of the original parklets design, does not agree with crowd control fencing, and shared concerns regarding lighting around parklets.

Mike Trotter, Town and Country Café, stated that the restaurant would not have survived had the City not assisted, and recommended that the parklet permits be extended through the end of the year.

Mayor Young closed the public hearing.

Council comments and questions followed.

Mayor Young asked for clarification regarding fencing options.

Bob Adams, Interim City Manager clarified that the intent is to receive input from businesses and affordability, and stated that will come back with recommendations.

Mayor Young asked about options funding assistance.

Mr. Adams stated that Council would be presented with more information in regards to this.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Davis to adopt a Resolution approving the Downtown Parklet Grant Program and appropriating \$500,000 for the Downtown Parklet Grant Program from the Economic Development ARPA funding and extending the permits of the current use for the Parklets until December 31, 2021 and also continue to work on alternative designs with Tracy Commerce Center Association and look into the options of adding lighting if possible.

Council Member Bedolla reminded Council that the reading of the title of the proposed ordinance needed to occur.

Necy Lopez, Deputy City Clerk read the title of the proposed ordinance.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Bedolla to waive the reading of the full text and introduce **Ordinance 1317** an ordinance of the City of Tracy adding a new Chapter 7.32, Parklets, to Title 7, Public Works, of the Tracy Municipal Code. Roll call found all in favor, passed and so ordered.

Leticia Ramirez, City Attorney stated that the extension of the special event permit Tracy City Center Association holds is not agendized and clarified with staff they may not need Council action as it is something that could potentially be done administratively.

Mr. Adams clarified that it can come back to be formally adopted in the next meeting on the consent calendar unless discussion is needed.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Davis to adopt **Resolution 2021-133** approving the Downtown Parklet Grant Program and appropriating \$500,000 for the Downtown Parklet Grant Program from the Economic Development ARPA and to continue to work with the design aesthetic with the Tracy Commerce Center Association and create a new ready template and add lighting on parklets. Roll call found all in favor, passed and so ordered.

3.E REVIEW AND DISCUSS STATUS OF THE CITY'S CANNABIS PROGRAM CHANGES DIRECTED AT THE SEPTEMBER 7, 2021 CITY COUNCIL MEETING, AND PROVIDE DIRECTION AS NECESSARY

Midori Lichtwardt, Assistant City Manager recused herself from the item as she is the hearing officer for the current cannabis hearings.

Bill Dean, Interim Development Services Director, provided the staff report.

Council questions followed.

Eric Powers, V.P. of Megan's Organic Market stated expanding the cannabis permits from four to ten is not sustainable, and the City should implement a standardized fee.

Ariana Van Alstine, Tracy Cannabis Collective supported Council's decision for ten applicants to move forward, and expressed support for staff report item five with a friendly amendment to allocate a percentage based on net versus gross sales.

Melinda Ramirez shared concerns regarding ten cannabis licenses being too high and stated it seems like businesses are being set up for failure, disagrees with item 2 on staff report.

Devon Julian, member of Inside the Culture Triangle, an awardee of one of the four original permits, asked for clarification regarding the decision prompting the expansion to ten licenses. Suggested allowing the four that have been awarded a year to get operational, lock in ranking set now, have opportunity to get property and see then if residents want to have additional licenses awarded.

Michaela Toscas asked was this an oversight on a new process and if so needs to be fixed immediately, and asked for discussion regarding noncompetitive applications being reevaluated right away.

Pamela Epstein, representing GOE Tracy dba Garden of Eden, a final applicant commercial cannabis retail permit referred to Option 5 and proposed a friendly amendment to move from gross to net receipts.

Aziz B. supported expanding the permits and shared statistics regarding cannabis revenues and community benefit, and a full or in part refund for the RFP applicants not scored.

Chris Berman, CEO of Manzanita shared support for Council's previous decision to allow all of the finalists to move forward in CUP process.

Quinn Brady shared that moving from 4 to 10 permits is unwise, and would have negative impact for City moving forward. If this Council feels more than four are needed to serve the City, consider six at maximum with option to revisit additional permits two years after all businesses are in operation.

Joe Devin, on behalf of Bowtie Wellness encouraged Council to move forward on direction they approved at the last meeting, and including other applicants that have been excluded is problematic at this time.

Deanna Garcia supported amending of the ordinance to allow ten finalists to move forward in the vetting process of the conditional use permit application, and supported Option #5.

Michelle Trew, Tracy Cannabis Collective supported to allow for the final ten applicants to be further vetted through the CUP process and amending the ordinance to do so, and is also in favor of Option #5.

Zoe Schreiber, on behalf of GOE of Tracy highlighted the proposed 1 in 10,000 ratio is a model that has been successful throughout the State.

Bob Tanner shared that the City should only be looking at the population of adults and not anyone under the age of 18, and suggested opening four or five retail stores maximum.

A member of the public stated he would like to see if the four original can be sustained before adding ten more.

Letty Moran, majority owner of one of the original four successful applicants, who is local stated adding additional store fronts will make expensive real estate harder to come by, and asked Council to consider how this may affect success of initial awarded applicants. Shouldn't go above initial expansion plan of six.

Tony Fernandez, Manzanitas thanked Council for their votes on September 7 to allow the top ten qualified to move forward. It reaffirms Council's commitment to get cannabis moving forward in Tracy.

Mike Warda stated that if additional licenses are going to be granted, it should be based on objectivity of experience, numbers and production. Suggests that all 41 applicants be looked at because the next ten won't get best operators. Need to look at all of it. Bring in their receipts and production.

Ron Roberts expressed the importance of revenue and how cannabis business can assist in that, and shared his concerns regarding using the same selection process to issue six more licenses.

Dotty Nygard, Megan's Organic Market stated that she had submitted information to Council providing statistics. Community benefit plan should be standardized,

and does not believe 10 licenses is fair, let first four get established, reassess and allow more in. To go from 4 to 10 is unrealistic and not sustainable.

Mike Souza, GOE stated he is in agreement with ten licenses being awarded and supported Option #5 and like standardized public benefit and do it on the net proceeds.

Sean Mullin, Doctors Choice Modesto LLC one of the four awarded licenses stated we need to look at if the Police Department can support ten dispensaries. Mr. Mullin suggested starting with four and see then gradually add, and look at cultivation as being another source of generating revenue.

Alex Monceaux wants to focus on non-competitive licenses, recommended that City stays with 4, go to 6 and then expand to 10 incrementally. The process is flawed, should fix the process. Regarding taxes, stated it is better to do a lower percentage of gross.

Lauren Carpenter, Embarc shared hardships faced in the application process and supports item 2 and requested that Embarc's application be rescored. Ms. Carpenter added they are not seeking eleven licenses, only the right to be rescored.

Nicole Trujillo-Rice, UFCW Local 8 representative, stated the retail cannabis operator review process is exhausting for all involved and Council's willingness to review this process means everything for future cannabis operators and employees of this business. Ms. Trujillo-Rice spoke about a letter of support submitted to Council in support for Embarc and encouraged the Council to rescore Embarc.

Megan Souza, Megan's Organic Market Tracy discouraged Council from amending the Cannabis ordinance to allow for 1 retailer per 10,000 residents. If Council is going to go forward with the 10 applicants, allow 4 retail permit awardees to continue with CUP process, score Embarc's application and simultaneously invite the six other applicants and Embarc, if they score over 80%, to participate in a public process where two more applicants are selected to allow for two more permits.

Nicholas Andre, Megan's Organic Market was awarded an initial permit and jointly with other three applicants submitted letter to Council. Mr. Andre suggested that there be six applicants, have public meeting to decide who else comes into the market place.

Adrienne Richardson, City Clerk announced correspondence was received and provided to Council from North Valley Labor Federation, Alyce Eversole, Karen Moore, Louanne Phillips, correspondence on behalf of C.H.C.C, Inc. dba Tracy Cannabis Collective, GOE Tracy, LLC. dba Garden of Eden, Jiva TCY LLC and Altamont Wellness, LLC. dba Bowtie, correspondence on behalf of MOM TR, Inc. dba Megan's Organic Market, Inside the Culture Triangle, Inc., Community Veterans of Tracy LLC, Doctor's Medical Choice Modesto, LLC.

Mayor Young called for a 5 minute recess at 11:10 p.m., and reconvened the meeting at 11:16 p.m.

Council questions and comments continued.

ACTION: Council Member Arriola motioned to 1) increase number of cannabis business permits to one permit per 10,000 population, with a temporary increase to eleven for the initial process 2) to reevaluate the Embarc application 3) implement option #5 of the community benefit plan with sliding scale 4) to bring further modification to revise guidelines and criteria to use for subsequent cycles including separate competitive and non-competitive applications.

Council Member Davis stated the motion is wonderful should Embarc meet the 80% threshold, but if they don't this is only temporary.

Council Member Arriola accepted the friendly amendment with the possibility for a temporary increase to eleven for the initial process depending on Embarc's application.

Leticia Ramirez, City Attorney advised Council that staff needs to do a little more work and figure out how we would implement Option #5 – implement gross receipts as a uniform standard for community benefit. In Option #5 staff just inserted examples. Staff will do more work and vet out how exactly that will work out and come back to Council and ultimately any community benefit agreement that a cannabis retailer enters into will be approved by Council.

Mayor Pro Tem Vargas stated in the spirit of moving forward, and not completely supporting the entirety of the motion and mainly because of the adding of another application, but she can see that we want to move forward in consensus so seconded the motion to move forward with this business.

Roll call found Council Members Arriola, Davis, Mayor Pro Tem Vargas and Mayor Young in favor; passed and so ordered. Council Member Bedolla opposed.

3.F PROVIDE AN UPDATE TO THE CITY COUNCIL ON THE POLICE DEPARTMENT'S RESPONSE TO FIREWORKS COMPLAINTS AND OFFICIAL CITY EVENTS DURING THE JULY 4TH WEEKEND - Item was pulled by Bob Adams, Interim City Manager and will be brought back to Council at the October 5, 2021, regular meeting.

3.G DISCUSS AMENDING REQUIREMENT FOR A SUPERMAJORITY VOTE (OR FOUR-FIFTHS VOTE) OF THE CITY COUNCIL TO REMOVE THE CITY MANAGER OR CITY ATTORNEY AND PROVIDE DIRECTION TO STAFF – Item was pulled by Mayor Pro Tem Vargas, and will be brought back to Council at the October 5, 2021, regular meeting.

1. CONSENT CALENDAR – Motion was made by Council Member Arriola and seconded by Council Member Davis to adopt the consent calendar. Roll call found all in favor; passed and so ordered.

- 1.A ADOPTION OF AUGUST 31, 2021 CLOSED SESSION AND SPECIAL MEETING MINUTES, AND SEPTEMBER 7, 2021 CLOSED SESSION, SPECIAL MEETING AND REGULAR MEETING MINUTES – **Minutes were adopted.**
- 1.B. AUTHORIZE THE ACCEPTANCE OF \$280,149 FROM THE 2021 SHUTTERED VENUE OPERATORS GRANT AND APPROVE THE APPROPRIATION TO THE CULTURAL ARTS DIVISION – GRAND THEATRE CENTER FOR THE ARTS BUDGET – **Resolution 2021-134** authorized the acceptance of the 2021 Shuttered Venue Operators Grant.
- 1.C AUTHORIZE THE PURCHASE OF MULTIPLE VEHICLES AND EQUIPMENT IN THE AMOUNT OF \$807,469 - **Resolution 2021-135** authorized the purchase of vehicles and equipment.
- 1.D AUTHORIZE THE ACCEPTANCE OF A \$66,500 GRANT FROM SAN JOAQUIN COUNTY'S ECONOMIC DEVELOPMENT DEPARTMENT FOR CITY TOURISM ATTRACTION EFFORTS - **Resolution 2021-136** authorized the acceptance of the grant from San Joaquin County's Economic Development Department.
- 1.E APPROVE CLAIM TO BE SUBMITTED TO THE STATE OF CALIFORNIA, THROUGH THE SAN JOAQUIN COUNCIL OF GOVERNMENTS (SJCOG), FOR STATE OF GOOD REPAIR (SGR) PROGRAM FUNDS IN THE AMOUNT OF \$93,931 FOR THE PROGRAM'S FISCAL YEAR 2017-2018, AND \$117,121 FOR THE PROGRAM'S FISCAL YEAR 2019-2020, AND AUTHORIZE THE FINANCE DIRECTOR TO EXECUTE THE CLAIM – **Resolution 2021-137** approved the claim to be submitted for State of Good Repair Program funds.
- 1.F AUTHORIZE AMENDMENTS TO THE CITY'S CLASSIFICATION AND COMPENSATION PLANS AND MASTER SALARY SCHEDULE RELATING TO THE MULTIMEDIA COMMUNICATIONS COORDINATOR AND MULTIMEDIA COMMUNICATIONS ASSISTANT; AND AUTHORIZE THE BUDGET OFFICER TO AMEND THE CITY'S POSITION CONTROL ROSTER FOR FY 2021-22 TO REFLECT THE DELETION OF ONE MEDIA SERVICES SUPERVISOR AND ONE POLICE RECORDS ASSISTANT II AND TO ADD ONE MULTIMEDIA COMMUNICATIONS COORDINATOR AND ADD ONE SENIOR POLICE RECORDS ASSISTANT – **Resolution 2021-138** authorized amendments to the City's Classification and Compensation Plans and Master Salary Schedule.
- 1.G WAIVE SECOND READING AND ADOPT ORDINANCE 1315, AN ORDINANCE OF THE CITY OF TRACY AMENDING ARTICLE 1 "CARD ROOMS" OF CHAPTER 4.04 OF THE TRACY MUNICIPAL CODE TO INCREASE THE NUMBER OF CARD ROOM TABLES ALLOWED AND PLAYER CAPACITY PER TABLE AND CHANGE OTHER OPERATIONAL REQUIREMENTS – **Ordinance 1315** was adopted.
- 1.H WAIVE SECOND READING AND ADOPT ORDINANCE 1316, AN ORDINANCE OF THE CITY OF TRACY AMENDING VARIOUS SECTIONS OF TITLE 1 OF THE TRACY MUNICIPAL CODE REGARDING CODE ENFORCEMENT, ADMINISTRATIVE CITATIONS AND PENALTIES, AND PUBLIC NUISANCE ABATEMENT – **Ordinance 1316** was adopted.

4. ITEMS FROM THE AUDIENCE – None
5. STAFF ITEMS Bob Adams, Interim City Manager provided an update on the following actions taken by the Interim City Manager during the COVID emergency:
 - Accepted Improvements for Tracy Hills Neighborhood Park 1 within the Dedicated Park site in Village 4A, Tract 3890.
 - Accepted the construction of the 6th Street reconstruction project (west of Tracy Blvd) CIP 73168, Completed by Tracy Grading and Paving.
 - Accepted offsite improvements for the West Linne Road widening at South Tracy Blvd, a Tracy Hills Phase 1A project, constructed by Tracy Phase 1, LLC.
 - Approved four (4) Inspection Improvement Agreements (IIAS) for Tract 4083 – Tracy Hills Village 9A, Tract 4084 – Tracy Hills Village 9B, Tract 4085 – Tracy Hills Village 10C and Tract 4086 – Tracy Hills Village 11A.
 - Approved Inspection Improvement Agreement (IIA) for Tracy Hills Drive 1B-1 improvements.
5. COUNCIL ITEMS - Mayor Pro Tem Vargas requested a closed session to disclose and share all documents on the threat of a lawsuit by the Fire Chief and a Division Chief sent to City Council, and would like Council to be briefed on the details of all the documents submitted. Mayor Young supported the request for a closed session update.

Mayor Pro Tem Vargas shared that she was appointed to be on the Delta College Advisory Board for the School of Business for the Stockton and Mountain House campus.

Mayor Pro Tem Vargas stated she would like to come back next month and provide a 5 minute update to Council on Valley Link and try to have a representative to attend. There is a lot of movement happening.

Council Member Bedolla requested support in regards to the cannabis program for a local tax rebate program with a minimum floor. There are other cities that have a rebate program for local taxes to compensate for the fact that they are not allowed all the same deductions as other businesses. Mayor Young and Mayor Pro Tem Vargas supported a memo.

Council Member Arriola shared the Homelessness Advisory Committee had a positive faith based round table on homelessness, thanked staff and stated he looks forward to future advancements on the project. Council Member Arriola announced Dancing with the Tracy Stars on September 25, 2021, and staff member Brian MacDonald will be participating.

Council Member Davis stated in light of growth all over the City, and in some of the direction the City Council is taking with industries, she requested support to have a discussion about increasing Police Officers. Mayor Pro Tem Vargas supported the request.

Council Member Davis requested support to talk about revisiting the non-competitive cannabis licensing and look at the scoring mechanism the City is using to determine if

we need to modify or create a new rubric for that. Council Member Bedolla supported the request.

Council Member Davis congratulated The Station on their ribbon cutting and wished them the best of luck.

Mayor Young reported on the meetings and events she has attended.

7. ADJOURNMENT – Time: 12:13 a.m. Wednesday, September 22, 2021.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Arriola to adjourn. Roll call found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on September 16, 2021. The above are action minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk