

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

October 5, 2021, 6:00 p.m.

Tracy City Hall, 333 Civic Center Plaza, Tracy

1. CALL TO ORDER – Time 6:12 p.m.
2. ROLL CALL – Council Members Arriola, Bedolla, Davis, Mayor Pro Tem Vargas and Mayor Young present.
3. ITEMS FROM THE AUDIENCE – None
4. CONDUCT A CITY COUNCIL WORKSHOP TO REVIEW THE CITY'S ECONOMIC DEVELOPMENT EFFORTS AND STRATEGIES AND PROVIDE DIRECTION ON UPDATING THE ECONOMIC DEVELOPMENT STRATEGIC PLAN

Bob Adams, Interim City Manager introduced the item.

Michael Nimon, Economic Development Manager provided the staff report, presentation, and responded to questions.

Mary Mitracos encouraged part of economic development to be education and updating the Strategic Plan to include pursuit of a four-year college in the City limits.

City Council comments and questions followed.

Council Member Arriola suggested the following:

- Identifying emerging, new innovative industries and enhance local policy to make the City attractive to new and upcoming industries. In addition to cannabis, green technology, renewable energy, agricultural tech, are other industries staff has identified, that there are opportunities for the Council to make further policies that would help support those innovative industries.
- Identifying particular areas that staff brings back to Council for example related to green renewable energy jobs, companies invest in cities that have local climate goals and we do not have in this city. Similarly when talking about high tech jobs, people talking about access to fiber optic cables which we do not have. Need to identify an industry and fight for that industry.
- Identify and develop individual strategies to help facilitate filling empty stores. Maybe there are legal options, policy determination like vacancy fines. We have that infill, that's where people can create jobs they can walk to and reduce traffic.
- Discussions about partnerships with schools and labor unions. Another opportunity to enhance partnership particularly with schools and see if there are private sector folks that could jump in. The mall is private sector and asked if staff has looked into opportunities to support the mall, or have they asked about flexibility about zoning and ways we can reinvigorate our mall.
- Requested staff let Council know if more staff is needed to make sure things are getting done for the community.

Mayor Young confirmed with Council that they agreed with Council Member Arriola's suggestions.

Mayor Pro Tem Vargas suggested an additional focus area stating transportation is important. Currently SJCOG has an EIR to encourage widening of I-205 and 580 to add the toll lanes, but Valley Link continues to be a priority. However, with the TOD component, there are land uses for residential, mixed use and retail but office spaces is not part of it. A comprehensive TOD has work-live-space and work-office as a component. Need to be ready to incentivize the growth to be business and opportunity ready, need housing and plan accordingly.

Council Member Davis asked about the benefit of additional Economic Development Department staff to benefit with advancing economic development goals.

Council Member Bedolla stated he was in favor of mid-term update, and supported maintaining land and building availability data and options on vacant properties, exploring options the City might have for vacant properties, permit streamlining and updating the infrastructure plans. Economic Development opportunities – supported educational opportunities and housing diversity.

Mayor Young stated it was unanimous Council wants to move forward so that is a yes on mid-term and staff can come back with a of standard as to what the City would like to have, look at it every 5 years, and make sure we are keeping up on our strategies. Mayor Young supported all things that were said especially education. Would be good if we had some type of communication to educate our public. Echo business retention, continue to do things to retain businesses we have here and uplift our mall.

Mayor Pro Tem Vargas suggested the opportunity to have workshops with stakeholders, landowners and business owners. It is important as we need them to collaborate. Mayor Young agreed.

5. COUNCIL ITEMS AND COMMENTS – Mayor Pro Tem Vargas stated she was contacted by several residents regarding the health of the downtown trees, adding she is supportive of the trees and would hate to lose any trees because of water conservancy.

Bob Adams, Interim City Manager responded the downtown trees on 10th Street are distressed and chemicals used to wash out those businesses have been washed into tree wells and will have to come out. Now we are doing a better job making sure they are not putting chemicals where the street trees are.

Mayor Pro Tem Vargas stated the JPA budget for Fire Department has grown 25% from last approved budget and cautioned need checks and balances. Good idea for us to look into financial expenditures. Still waiting for financial audit to make sure we are spending taxpayers dollars correctly, and hopefully we will have an update soon about how money has been spent.

Mayor Pro Tem Vargas stated she had a conversation with a resident who expressed concern with Fire Department employees morale and health, and several employees that may have difficulties. Mayor Pro Tem Vargas requested the City Manager update Council on the number of Fire Department employees that have left the employment under concerning circumstances or if Council can be briefed on any employee issues that may have been happening or are off for one reason or another.

Bob Adams, Interim City Manager responded he did not know what it will take to generate that report but should have some kind of information who is leaving, but

specifics about individual employees is not something we can share because it is protected. Turnover is normal in most organizations. If it is too excessive, anything under 5-10% is reasonably normal, but not aware of an issue, will ask Human Resources to see if they have that information and share with Council if relevant. Mayor Young responded OK.

6. ADJOURNMENT – Time: 7:16 p.m.

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

The agenda was posted at City Hall on September 30, 2021. The above are action minutes.

Mayor

ATTEST:

City Clerk