

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

**March 22, 2022, 6:00 p.m.**

Tracy City Hall, 333 Civic Center Plaza, Tracy

1. Mayor Young called the meeting to order at 6:06 p.m.
2. Roll call found Council Members Arriola, Bedolla, Davis, Mayor Pro Tem Vargas and Mayor Young present.

Mayor Young requested a moment of silence for the passing of former Tracy Police Captain, Council Member and Mayor Michael Maciel.

Pastor Tim Heinrich, Crossroads Baptist Church offered an invocation.

3. ITEMS FROM THE AUDIENCE – Robert Tanner stated a previous closed session reportable action regarding the Great Plate indicated staff to confirm completion of what the owners said they have fixed, but there is bid notice to demolish the building. Mr. Tanner stated the reportable action from the last meeting should acknowledge the continuation of the judgement.

Greg Rubens, Interim City Attorney responded there was no report of action last time because there was no change with Council's direction from what was reported several months ago.

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

- 4.A ADOPT A RESOLUTION MAKING FINDINGS AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL AND ALL LEGISLATIVE BODIES OF THE CITY OF TRACY FOR THE PERIOD FROM MARCH 22, 2022 THROUGH APRIL 21, 2022 PURSUANT TO THE BROWN ACT – Resolution 2022-029 approved making findings and authorizing remote teleconference meetings.

5. DISCUSSION ITEMS

- 5.A RECEIVE REPORT AND PROVIDE DIRECTION REGARDING THE GENERAL FUND TEN-YEAR FORECAST FOR THE CITY'S GENERAL FUND

Karin Schnaider, Finance Director provided the staff report and responded to questions.

Robert Tanner asked if current contracts have a 3% increase going over the year or remain stagnant with no change. Shows a \$40 million reduction of sales tax, is it possible that it could be retroactive. Mr. Tanner also asked if the business license is based on the number of employees or one flat fee for all companies.

Council Member Arriola and Mayor Pro Tem Vargas as Fiscal Sustainability Ad Hoc Committee members provided comments regarding the budget process.

Council comments and questions followed.

Ms. Schnaider requested consensus on the revision which is for an additional \$2 million for deferred maintenance for next year and additional \$2 million to prefund medical retirement and pension.

Council supported the recommendations for General Fund augmentations as noted on Slide 7 of the presentation.

Augmentations

\$2 million CalPERS

\$2 million Retiree Medical

\$5 million Deferred Maintenance

\$3 million Program Increase

5.B CONDUCT A CITY COUNCIL WORKSHOP TO REVIEW THE PROPOSED FY 2022-23 CAPITAL BUDGET AND THE PROPOSED FIVE-YEAR FY 2023-2027 CAPITAL IMPROVEMENT PLAN (CIP) OUTLOOK AND PROVIDE FEEDBACK

Felicia Galindo, Budget Officer provided the staff report and answered questions.

Brian MacDonald, Parks and Recreation Director responded to questions regarding the Airport Layout Plan.

Council questions and comments followed.

Dan Evans referred to the section of MacArthur from Schulte to Eleventh Street, that was widened a couple of years ago on MacArthur but stopped short at Schulte and shared his concerns regarding traffic issues in the pickup section for Tracy High - need that section widened, and also the sidewalk. Asked where we stand on prioritizing that and is it something we can move up and get done.

Robert Armijo, City Engineer responded to Mr. Evan's question.

Alice English asked about bike lanes and shared concerns regarding overlays with no markings, the Avenues project traffic lights at Valpico, widening of Corral Hollow funding, need street deferred maintenance now, roads not being repaired and potholes.

Dotty Nygard shared her support for having the BMX park on the list. Ms. Nygard spoke about a section of MacArthur that is very dangerous for bikes as they have to end up sharing the lane with vehicles, needs to be high priority to be addressed, and also need visible signage when sharing the road with cars.

Mitchell Harnett shared he is a cycling advocate who is excited about the cycling community, works with kids from live in low-income housing that work on bikes,

there is so much opportunity with youth and stated the park could be shared with more than BMX, it will be a multipurpose facility for healthy activity.

William Muetzenberg supported a BMX bike park, with more people biking we are investing more time and energy into improving safety and recreation. Left turns are dangerous and suggested consideration of the Dutch junction model where protective bike lanes are interconnected to allow for seamless travel.

Council Member Davis supported the following: Military flag poles, prioritize BMX bike track, hoping to see public art, more garbage cans to keep community clean, poop stations in parks and around the City, graffiti abatement. ADA sidewalks – accessibility, bike lanes, and power cleaning of benches in streets.

Ms. Schnaider distinguished Council Member Davis's asks and where they would be found and why they are not on the list today.

Council Member Arriola supported the following: The permanent shift toward deferred capital would like to split between parks and roads. Would like to focus on completion of construction of Bessie Parkway and would rather prefund now so that as soon as the necessary steps are taken it can be done without returning to Council. Would like to add the addition of General Plan update. Supported Public Art Policy, Tracy War Memorial Flags, bike lanes and other sustainable infrastructure. Related to the bike park, it is \$1 million allocating today it is fully funding the project. Suggested some of unfunded projects return to subcommittee to see if there are opportunities to further work on this to make sure we are completing these projects in a timely manner. Clarified to include bike lanes as we create, upgrade or maintain roadways.

Council Member Bedolla supported military flag poles at War Memorial, advancing construction funding for Bessie, signal at Valpico and Corral Hollow, widening of Valpico and Grant Line, overlays on current roads and BMX pump track.

Mayor Pro Tem Vargas supported Council Member Arriola on the capital split and additional funding increase for \$4 million for road improvements. Mayor Pro Tem Vargas also supported the following: Completion of construction of Bessie Ave and to prefund that project. Agreed to have a General Plan update and add Airport Master Plan also and use General Fund to pay for that and get grants and reimburse later. Supported creation of a Policy for Public Arts and working with Council Member Davis. Supported memorial flag poles to be done sooner rather than later, bike lanes and accessibility and infrastructure and crosswalks.

Mayor Young supported the following: Flags at the War Memorial, all the unfunded ones go back to the subcommittee to review, Public Art Policy and do as a Council and not a subcommittee, and all the projects presented to Council with the exception of prefunding regarding Bessie. At one of the P3 conference seminars they talked about roads, infrastructure and building, can't build the roads for the next 50 years like you did for past 50 years. As we are doing expansion we need to make sure that we are putting innovative things for the future so we don't have to pull them up again. Communication for community is important when handling roads. Important to roll out communication to our

community and find a way for our community to be able to clearly see what roads and repairs are being done so we are all on the same page. Mayor Pro Tem Vargas supported that request.

Council discussion and clarification continued.

Ms. Schnaider summarized the Council consensus to approve the following:

- Existing list presented
- Bessie Road construction
- Veteran's flag poles
- Funding for General Plan Amendment
- Bring back a Policy for Public Art
- Airport funding with a caveat seek grants first and bring back what needs general funding as quickly as possible
- Road Improvements - \$4 million in ongoing funding beginning in 2023/2024 along with a \$3 million for parks deferred maintenance

6. Council Items and Comments - Council Member Davis stated she received a desperate call from a resident, there was another fire at El Pescadero Park and asked again if Council would look at 24/7 Police presence at El Pescadero Park until the encampment is cleared. Council Member Bedolla supported the conversation.

Council Member Davis asked for support for a conversation about a transition plan that clears and restores El Pescadero Park and create and implement policies that informs how parks and public spaces may be used so that we are prepared on day one when that facility opens. Mayor Pro Tem Vargas seconded the request and stated we have a plan through the Ad Hoc Committee to do the financing of that and bring it back.

Council Member Davis stated she heard garbage cans and poop stations are operational, so wanted to know if a conversation is coming back to vote on poop stations. That was a conversation she has requested with the former City Manager.

Don Scholl, Public Works Director responded a memo went out recently updating a pilot project bringing some more dog waste stations and trash receptacles to go next to those on certain key areas with a cost of approximately \$6,000 for product and installation and \$12,000 to service. Staff has six on order for Corral Hollow and 11<sup>th</sup> Street, can expand that program in some areas, some of those are within underfunded landscape maintenance districts and have to make some choices. Receptacles and poop stations should be coming in early May. Mr. Scholl shared information regarding the receptacles to make them more flexible and usable and stated he would resend out the memo.

Council Member Davis asked about how often the City is power washing streets and benches.

Mr. Scholl explained the City does not power wash streets as we are in a drought and there are restrictions to what we can use the water for. The benches in parks in landscape districts are not power washed as frequently as we like. It becomes a resource issue. Have to be careful how we use the water. Staff has ordered a pressure washer with a heating element and it is intended for increasing our ability to do that and help with graffiti abatement.

Council Member Davis reported on P3C conference in Dallas and hoped for a conversation about public private partnerships so we can get infrastructure and major projects done quicker and have funding more easily available to us for innovative things including workspaces, living spaces, universities, libraries and so on in addition to our infrastructure. Hoping to have conversation about what P3 could mean for our City. Mayor Pro Tem Vargas supported the request.

Council Member Arriola stated he will provide an update on National League of Cities at next meeting.

Mayor Pro Tem Vargas reported on the National League of Cities, stated she supported Council Member Arriola when he presented as key note speaker in one of the seminars and did a fantastic job, and thanked staff for preparing the agenda. Mayor Pro Tem Vargas commended Mayor Young and Council Member Davis for attending P3 conference.

Mayor Pro Tem Vargas spoke about light bulbs out in the string lights in downtown that the City invested in about four years ago, and asked about the protocol to replace the light bulbs. Mayor Pro Tem Vargas confirmed it is our responsibility and initiative. Mr. Rogers responded then we will do it.

Mayor Pro Tem Vargas wanted to support cleanliness stating she is a proponent of having the best streetscape, benches so people can sit down so wanted to support Council Member Davis to see if there are some resources that can be allocated and have a conversation to see how we can improve our cleanliness within town, including benches, and sidewalks. Council previously went to San Diego and they had a heated machine that heats and recycles the water, power washes the sidewalks and benches, with a cost of approximately \$75,000. Mayor Pro Tem Vargas encouraged staff to look into that and bring that conversation back. Council Member Davis supported that request.

Council Member Bedolla stated there is an online tool for residents to type in where they live so they can see what work is being done on their road or surrounding areas, expressed support for getting that online as soon as possible. Council Member Arriola supported the request.

Council Member Bedolla referred to a public comment about exploring how bike lanes can work with pedestrians, bikes and automobiles, the Dutch junction method for making left hand turns, is that something the City can incorporate for future planning.

Mayor Young reported on the P3 Conference and stated she will submit her written report in April.

Mr. Rogers reported on the P3 Conference - Advancing capital projects, very confident in near future we are going to see what the P3 can do for City. Made good contacts and had good conversations. City is strategically in good position for a great future.

7. ADJOURNMENT: Time: 9:06 p.m.

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

The agenda was posted at City Hall on March 17, 2022. The above are action minutes.

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Mayor

ATTEST:

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City Clerk