

May 18, 2023, 7:00 p.m.

Tracy City Hall, 333 Civic Center Plaza, Tracy

CALL TO ORDER – Chairperson Davis called the meeting to order at 7:00 pm

ROLL CALL – Deputy City Clerk. Roll call found Chairperson Davis and Vice Chairperson Bedolla

1. Motion was made by Vice Chairperson Bedolla and seconded by Chairperson Davis to adopt the Consent Calendar. All in favor, passed and so ordered.

1.A ADOPTION OF FEBRUARY 16, 2023 SPECIAL MEETING MINUTES AND MARCH 16, 2023 SPECIAL MEETING MINUTES-Minutes were adopted

2. ITEMS FROM THE AUDIENCE – Alice English expressed that it is a shame that the custom containers that were purchased are now claimed to be a total loss of \$600,000 at taxpayer expense, why were these containers accepted without inspection, without going to Council, why no project manager assigned and why was this information withheld from Council and public. Asked commission to look into who is providing security for the warming center and were they licensed. Also asked why the City Manager approved the containers that came from a company in Texas and why are millions of dollars being spent on forty (40) people.

Gabriela Machuca asked that the City consider cancelling the contract with City Net and Tracy Community Connections Center (TCCC) especially since that in a 12-month period over \$4 million dollars have been spent.

Jamie Medina provided an update as to the work that Community Action Services is doing with the unhoused community and asked if there was there a preemptive contract awarded for the provider for the sprung shelter.

Staff responded to questions.

3. REGULAR AGENDA

3.A The Tracy Homelessness Advisory Committee receive an informational report regarding the implementation of the City Council Strategic Plan to End and Prevent Homelessness and the most recent Emergency Interim Shelter activities

Virginia Carney, Homeless Services Manager provided the staff report, presentation and responded to questions.

Adriana Castaneda, Director of Mobility and Housing Services responded to questions.

Chief Sekou Millington, Chief of Police, Tracy Police Department, responded to questions.

Lieutenant Miguel Contreras, Community Preservation Unit, Tracy Police Department responded to questions.

James Jackson, Director of Operations and Utilities responded to questions.

Karin Schnaider, Assistant City Manager responded to questions.

Jamie Medina asked about the individuals that are living along the MacArthur exit and if that is being counted and updates on the encampment.

Alice English asked about the discrepancy between the numbers of individuals that refuse to go to the shelters and asked if they were being counted twice and asked what happens to those that refuse to go to the shelter.

Jamie Medina asked how the individuals who have been in and out of the shelter and how are they being accounted for on the report.

Brad Fieldhouse commented that exits (positive or negative) can be duplicated as every act is tracked as an action when an individual enters or exits the shelter and that is how the data is compiled.

Committee questions and comments followed.

3.B The Tracy Homelessness Advisory Committee receive an informational report regarding the City's shelter operators' approved services and a financial summary of the implementation of the City Council Strategic Plan to End and Prevent Homelessness.

Virginia Carney, Homeless Services Manager and Lieutenant Miguel Contreras, Community Preservation Unit, Tracy Police Department provided the staff report and responded to questions.

Committee questions and comments followed.

Karin Schnaider, Assistant City Manager responded to questions.

Gabriella Machuca understands the costs but feels that \$4 Million to run a shelter for a 12-month period is excessive and to cancel the contract. There are a lot of agencies in Tracy and in San Joaquin County that are competent and able to do the work.

Melinda Ramirez, City Net, shared with counsel the services that City Net is providing clients at the shelter and that the biggest barrier is the deficit in housing options and suggested the City look into more permanent supportive housing

Committee comments followed.

Dotty Nygard asked that more success stories be shared with the public and if webpage can share what items the community can donate to the shelter.

Ayesha Nic-Gongora, Familiar Faces, spoke about the need not for affordable housing, but low-income housing. Ms. Nic-Gongora spoke about the challenges clients face when searching for housing and that this will continue to be a problem for clients until the City opens up the conversation of providing low income housing.

Cynthia Camacho shared her concerns and feelings that if an individual is getting paid to provide a service why should the community provide support. Ms. Camacho would like to see more non-profits in Tracy receive funding so they can grow as her non-profit has received no money. Ms. Camacho also questioned the salaries being paid at the shelter and duplicate services being provided by TCCC and the shelter

Heather Smitty shared that it has been almost 3-months since she formally requested all of the correspondence between City Counsel, City Manager and City staff on the topic of homelessness and has been provided minimal information. Ms. Smitty asked for assistance on getting this information in a timely manner.

Committee questions and comments followed.

Vernal Shaw shared that she does not understand how money is being spent and is tired of seeing her money going down the drain when the streets and sidewalks are in such bad shape. Ms. Shaw shared that the money spent on the shelter could have been used to build mental health offices or a drug rehab and is concerned with the unhoused individuals in Tracy.

Alice English shared that she does not understand why Virginia is still employed and why so much money is being spent on TCCC and City Net when they are both providing the same services.

Jamie Medina shared that Ms. Carney is the only one from the service providers to the staff whose integrity cannot be questioned. Mr. Medina shared that we live in a City Manager run form of government and that Mr. Rogers is responsible and does not take accountability.

Bubba Paris shared that in 2019 he began his working on the homeless situation in Tracy without City funds until November of 2022 with the warming center. Mr. Paris shared numbers and the services that TCCC provides to help the unhoused in the community of Tracy.

Committee questions and comments followed.

- 3.C The Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution approving the bylaws for the Committee.

Karin Schnaider, Assistant City Manager provided the staff report and responded to questions.

Conrad Levoit asked about a community member sitting on the committee.

Committee questions and comments followed.

ACTION: Motion was made by Vice Chairperson Bedolla and seconded by Chairperson Davis that the Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution approving the bylaws for the Committee. Roll call found all in favor; passed and so ordered.

3.D The Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution ratifying, pursuant to Tracy Municipal Code Section 2.20.180(B)(1), various procurement contracts for goods and general services agreements executed by the City Manager to implement Emergency Interim Housing solutions for the unsheltered.

Karin Schnaider, Assistant City Manager provided the staff report and responded to questions.

Committee questions and comments followed.

Alice English asked if these items would still be going to City Council and when will this be going to City Council.

Karin Schnaider, Assistant City Manager asked the City Attorney to provide clarity on the question asked by Chairperson Davis if the committee can tie this item with 3.E. the discussion on the Linked Equipment, other custom containers.

Bijal Patel, City Attorney, shared that the committee can request to continue an item before making a decision.

ACTION: Motion was made by Vicechair Bedolla and seconded by Chairperson Davis to continue item 3.D. after 3.E.

3.E The Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution approving a procurement agreement with Linked Equipment, LLC for the purchase of eight pre-manufactured custom container structures in an amount not to exceed \$716,320 to be the installed as part of the site improvements at the Temporary Emergency Housing Project, CIP 71112, at 370 W. Arbor Avenue.

Karin Schnaider, Assistant City Manager and James Jackson, Director of Operations provided the staff report and responded to questions.

Committee questions and comments followed.

No public comment.

Committee questions and comments followed.

ACTION: Motion was made by Vice Chairperson Bedolla and seconded by Chairperson Davis to reject items 3.D and 3.E. Roll call found all in favor; passed and so ordered.

3.F The Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution by a four-fifths vote (1) approving an amendment to the construction contract with GradeTech, Inc. for Capital Improvement Project (CIP) 71112 Arbor Temporary Emergency Housing Project expanding the scope of work in the amount of \$135,000 in anticipated work for a total not to exceed amount of \$435,000 for the amendment, and (2) dispensing the bidding requirements for the additional scope of work pursuant to California Public Contract Code Section 22050 and Tracy Municipal Code Section 2.20.270(a).

Karin Schnaider, Assistant City Manager asked the committee to reject this item to continue to look at items for Phase IV and will bring back depending on the recommendations from the committee at the next meeting.

No public comment.

No committee questions and comments.

ACTION: Motion was made by Vicechair Bedolla and seconded by Chairperson Davis to reject items 3.F. Roll call found all in favor; passed and so ordered.

3.G The Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution (1) accepting the completion of the preparation work and underground utilities construction (Phase 1), and the preparation work for the modular and container units (Phases 3 & 4) for the Temporary Emergency Housing Project on Arbor Avenue, CIP 71112, completed by GradeTech, Inc., of San Ramon, California, (2) authorizing the City Clerk to File the Notice of Completion with the San Joaquin County Recorder's Office, and (3) authorizing the City Engineer to release the bonds and retention payment for such completed work

Karin Schnaider, Assistant City Manager provided the staff report and responded to questions.

No public comment.

No committee questions and comments.

ACTION: Motion was made by Vice Chairperson Bedolla and seconded by Chairperson Davis to approve item 3.G. Roll call found all in favor; passed and so ordered.

- 3.H The Tracy Homelessness Advisory Committee recommend that the City Council adopt a resolution rescinding Resolution No. 2022-121, which authorized the City Manager to take immediate and emergency actions to implement interim housing solutions for the City of Tracy's unsheltered, and waived procurement requirements for professional services under Tracy Municipal Code Section 2.20.140(b)(6).

Karin Schnaider, Assistant City Manager provided the staff report and responded to questions.

No public comment.

ACTION: Motion was made by Vice Chairperson Bedolla and seconded by Chairperson Davis to have item 3.H be heard by the City Council at the next council meeting scheduled for June 20, 2023. Roll call found all in favor; passed and so ordered.

4. STAFF ITEMS – Karin Schnaider Assistant City Manager, asked for direction on the ongoing THAC calendar now that meetings will be monthly and if July will also be dark for THAC as it is for City Council.

Committee comments followed.

5. COMMITTEE ITEMS – None

6. ADJOURNMENT – Time: 11:11 p.m.

ACTION: Motion was made by Chairperson Davis and seconded by Vice Chairperson Bedolla to adjourn. Roll call found all in favor; passed and so ordered.

The agenda was posted at City Hall on May 16, 2023. The above are action minutes.

Chairperson

ATTEST:

Deputy City Clerk