

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

**June 25 2024, 7:00 p.m.**

Tracy City Hall, 333 Civic Center Plaza, Tracy, CA.

1. Mayor Pro Tem Davis called the meeting to order at 7:00 p.m.
2. There were no actions taken pursuant to AB 2449.
3. Roll call found Council Members Arriola, Bedolla, Evans, Mayor Pro Tem Davis, and Mayor Young present. Mayor Young participated remotely. City Council had no declarations of conflicts.
4. Items from the audience – Robert Shelton, Tracy Hills resident had questions regarding agenda item 5.B. Mayor Pro Tem Davis clarified that they would be able to speak under that item.

Robert Tanner expressed that the business tax item should be revisited, shared that the voters made a mistake and hopefully Measure B can go back to the voters or have the City Council fix it.

Alice English apologized for the comments made regarding the business tax, clarified that this could be a legal issue if Council and staff are not careful, some things should be corrected but there could be issues going against the will of the voters, shared that the Mayor was aware of the agenda item since the prior week.

5. DISCUSSION ITEMS

5.A. Staff recommends that the Tracy City Council take the following actions:

1. conduct a Public Hearing regarding the proposed Fiscal Year (FY) 2024/25 Annual Operating and Capital Budget; and upon conclusion,
2. adopt resolutions(A) approving new positions for an annual aggregate cost of \$966,780 and authorizing the Budget Officer to amend the City's position control roster for FY 2024/25, B) adopting the FY 2024/25 annual operating and capital budget C) approving the allocation of the FY 2024/25 Travel Budget of the City Council Body D) reflecting committed fund balances (Governmental Accounting Standards Board 54) for Fiscal Year ending June 30, 2024 in compliance with statement 54 of the governmental accounting standards board, and E) establishing FY 2024/25 appropriations limit pursuant to Article XIII B of the California State Constitution.

Mayor Pro Tem Davis opened the public hearing.

Sara Cowell, Finance Director and Felicia Galindo, Budget Officer provided the staff report and responded to questions.

Alice English expressed that the nature park is a long time coming and is looking forward to the improvements for Legacy Fields.

Community Member asked how often Measure V audits take place and where can that be found online.

Sara Cowell, Director of Finance provided clarification.

Community Member asked about the funds that were reallocated from Measure V to the aquatic center and asked about the City building a shopping center in Tracy Hills.

Midori Lichtwardt, City Manager provided clarification.

Robert Tanner asked if there will be an increase in the number of Police Officers, when will the substation item be back before Council and shared concerns on the time that it takes officers to get from one end of the City to the other.

Mary Mitracos expressed concerns for the reduction of deferred maintenance for road improvements and objected to \$3 million dollars being pulled from that and expressed discouragement for pulling these funds and thanked Council Member Evans for bringing this issue up and asked that the retirement and CalPERS prefunding should stop immediately.

Council questions and comments followed.

Council Member Evans requested that the CalPERS prefunding and the Retiree Medical prefunding dollars be reallocated to the Road Improvements-Deferred Maintenance and the Parks-Deferred Maintenance. Mayor Pro Tem Davis supported the request.

Council questions and comments continued.

Council Member Bedolla asked to make an amendment that would make the Road Improvements-Deferred Maintenance and the Parks-Deferred Maintenance whole and place the leftover available funds from CalPERS prefunding and the Retiree Medical prefunding and increase City services. Council Member Evans supported.

Mayor Pro Tem Davis closed the public hearing.

**ACTION:** Motion was made by Council Member Bedolla and seconded by Council Member Arriola to adopt **Resolution 2024-106** approving new positions for an annual aggregate cost of \$966,780 and authorizing the Budget Officer to amend the City's Position Control Roster for Fiscal Year 2024-25. Roll call found all in favor; passed and so ordered.

**ACTION:** Motion was made by Council Member Bedolla and seconded by Council Member Arriola to adopt **Resolution 2024-107** adopting the City of Tracy Fiscal Year

2024/25 Annual Operating and Capital Budget amended as discussed to suspend the fiscal sustainability recommendations to accommodate for this motion. Roll call found all in favor; passed and so ordered.

**ACTION:** Motion was made by Council Member Bedolla and seconded by Council Member Arriola to adopt **Resolution 2024-108** approving the allocation of the Fiscal Year 2024-25 Travel Budget of the City Council Body. Roll call found all in favor; passed and so ordered.

**ACTION:** Motion was made by Council Member Bedolla and seconded by Council Member Arriola to adopt **Resolution 2024-109** approving the Committed Fund Balances for Fiscal Year ending June 30, 2024 in compliance with Statement 54 of the Governmental Accounting Standards Board. Roll call found all in favor; passed and so ordered.

**ACTION:** Motion was made by Council Member Bedolla and seconded by Council Member Arriola to adopt **Resolution 2024-110** establishing Fiscal Year 2024/25 Appropriations Limit (Gann) pursuant to Article XIII B of the California State Constitution. Roll call found all in favor; passed and so ordered.

5.B. Informational Report on the Corral Fire and the Status of Emergency Plans and Access for the Tracy Hills Neighborhood

Forrest Ebbs, Director of Community and Economic Development provided the staff report.

Council questions and comments followed.

Community member asked about the traffic triggers and if those numbers can be amended, expressed concerns about not receiving messages due to the reliance on internet and lack of cell service, self-evacuated during the fire due to visual observation that they made.

Community Member asked if the City has considered the expansion of the Police Department and Fire Department and asked if on the west side of 580, are those homes in the Tracy jurisdiction and what is the accessibility for evacuation if needed.

Robert Sultan stated that he was signed up for SJReady.com and received nothing regarding the fire and shared that the Red Cross Plan says that there are two exits needed and at this time that is not an option due to the gates being locked and the plan is contradictory.

Community Member asked if the trip count trigger times are not an accurate representation that is needed for the traffic trigger considering the peak traffic times are different from what the City is presenting and requested to do a model that better represents the community's needs.

Community Member asked if there is another community within the City of Tracy that has one exit, if there are evacuations done in that community, and requested quarterly updates from the City on the status of the road construction.

Community Member shared that Council should consider the lives impacted when making these decisions.

Community Member stated that the road to Tracy Hills is very narrow and not sufficient, and shared concerns regarding insurance denials and requested a study that stated that Tracy Hills is a safe community so they can submit that to insurance.

Community Member expressed frustration on the width of the road and the turnouts, trip count trigger times are not an accurate representation that is needed for the traffic trigger considering the peak traffic times.

Community Member requested information on the model that is being used to consider trip count trigger times and frustration that the City does not have accurate numbers to present, and if staff will be answering all the questions being asked by the community.

Community Member shared that considering that the new school is opening and that will impact traffic with only one road for the entire development.

Stephanie expressed concerns that there is no thought into the future and that a road is needed to get to basic resources, Tracy Hills is a food desert, and the inconvenience of travelling to access necessities and medical services.

Community Member asked what the proposed plan for the road expansion is, what are the state requirements, and when will this be completed.

Community Member stated one exit is very problematic requested that Council revisit the plan considering that Tracy Hills is still growing.

Community Member asked if the trip count plan can be adjusted to consider a 2-lane road until the count is met for the 4-lane road.

Community Member expressed frustration regarding the commute issues that the residents of Tracy Hills face.

Marisela a Tracy Hills Community Member thanked Council for visiting, expressed frustration regarding what they were told by the salesperson and lack of communication from the HOA and no real timeline on the infrastructure.

Community Member expressed frustration on the amount of time it takes to get from Tracy Hills to other parts of the City.

Community Member shared concerns on the potential time that it would take for emergency services or ambulance services to arrive, commuting frustrations and the need to leave for groceries.

Community Member expressed frustrations regarding commuting and the inaccessibility for services such as Door Dash, Uber, or other taxi services due to distance from amenities.

Community Member asked about additional emergency roads and if there are any plans to open those in the future.

Alice English shared that the day of the fire traffic was terrible and believes that the traffic study is not accurate considering that traffic gets worse during school pick-up, drop-off, and requested that the traffic study be revisited.

Community Member asked for clarification on the map that was presented.

Community Member requested that the City take security measures to prevent people from stealing packages.

Andrew shared that the planning of Tracy Hills lacked foresight in building the homes before having an emergency plan and infrastructure in place especially since the hills burn every year, and it seems that the residents were not made aware of that issue.

Staff responded to the questions from members of the public.

Mayor Pro Tem Davis reopened public comment.

Maricela stated that her question was pertaining to the HOA and their communication with the residents of Tracy Hills.

Mike Souza, Project Manager for Tracy Hills expanded on the communications process from the HOA to the residents.

Marisela stated that the practice that Mr. Souza described is what is happening now and asked what they can do to make communications better.

Mike Souza, Project Manager for Tracy Hills stated that work will be done to improve on the way the HOA communicates with the residents of Tracy Hills.

Community Member stated that his question regarding the maps was not answered, requested clarification.

John Palmer, representative from Tracy Hills provided clarification.

Community Member requested that the fire and police departments perform fire drills and when will that take place.

Fire Chief Bradley, South San Joaquin County Fire Authority provided clarification.

Community Member requested to view the fire plan for Phase II and how it ties into Phase I.

Fire Chief Bradley provided clarification.

Community Member asked when will the 2-lane road open from South Lammers.

Mayor Pro Tem Davis provided clarification.

Community Member requested to please make the 2-lane road.

Community Member requested that Council provide guidance to his family on buying a home in Tracy Hills and what Phase is best.

Community Member asked how he can get the actual model that Kimley Horn uses for the roads and asked if it is computer models.

Forrest Ebbs, Director of Community and Economic Development responded.

Community Member asked if the models account for the number of homes and population.

Forrest Ebbs, Director of Community and Economic Development responded.

Community Member shared that the traffic study model is not transparent or accurate.

Community Member shared concerns over the potential increase in traffic once the school opens.

**ACTION:** City Council received the informational report on the June 1, 2024, Corral Fire and the status of emergency plans and access for the Tracy Hills Development located within the Tracy Hills Specific Plan Area.

6. Council Items and Comments – Council Member Bedolla requested clarification on the evacuation plan for Tracy Hills and that Tracy Hills cannot be connected until Phase II maps are approved and PG&E can do their improvements, and requested that staff communicate any information that the HOA should have, that they communicate with Integral, Sea Breeze Management, and the developer and if there are any issues in working with state or federal agencies please reach out to the state or federal reps that can bridge the gaps in communications.

Council Member Evans thanked everyone for their hard work and efforts.

Mayor Pro Tem Davis thanked Tracy Hills residents for sharing comments and concerns, thanked staff for their hard work and patience, wished everyone a Happy 4<sup>th</sup> of July and reminded the community that the Chamber of Commerce will be hosting fireworks show on July 4 and TCCA will be having the 4<sup>th</sup> of July parade downtown.

7. Adjournment – Time: 10:45 p.m.

**ACTION:** Motion was made by Council Member Bedolla and seconded by Council Member Evans to adjourn. Roll call found Council Members Arriola, Bedolla, Evans, and Mayor Pro Tem Davis in favor, passed and so ordered. Mayor Young was absent from roll call.

The above agenda was posted at the Tracy City Hall on June 21, 2024. 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