

**February 4, 2020, 7:00 p.m.**

City Council Chambers, 333 Civic Center Plaza

Web Site: [www.ci.tracy.ca.us](http://www.ci.tracy.ca.us)

Mayor Rickman called the meeting to order at 7:17 p.m.

Cub Scout Pack #525 led the Pledge of Allegiance.

Imaam Sheik Basem, Tracy Islamic Center offered the invocation.

Roll call found Council Members Arriola, Ransom, Vargas, Mayor Pro Tem Young and Mayor Rickman present.

Jenny Haruyama, City Manager welcomed new Police Chief Sekou Millington. Mayor Rickman swore-in Police Chief Sekou Millington.

Sekou Millington, Police Chief swore-in Police Officer Richard Huynh.

Sekou Millington, Police Chief presented Life Saving Awards to Officer Travis Alexander, Officer Chuck Baker, and Marc Guite.

Mayor Rickman presented Certificates of Appointment to new Tracy Arts Commissioners Margarita Anderson and Cynthia Reis, and reappointed commissioners Maxine Lees and Jill Taylor.

Jenny Haruyama, City Manager presented Employee of the Month Award for February 2020 to Chris Landreth, Development Services.

1. CONSENT CALENDAR – Motion was made by Council Member Vargas and seconded by Mayor Pro Tem Young to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered.
  - 1.A APPROVAL OF JANUARY 21, 2020, CLOSED SESSION AND REGULAR MEETING MINUTES, AND JANUARY 27, 2020, CLOSED SESSION MINUTES - Minutes were approved.
  - 1.B APPROVE PERMITS FOR THE CONSUMPTION OF ALCOHOLIC BEVERAGES ON CITY STREETS FOR THE FOLLOWING SPECIAL EVENTS: TRACY CITY CENTER ASSOCIATION'S TAPS ON TENTH ON APRIL 4, 2020; CITY OF TRACY'S DOWNTOWN BLOCK PARTIES ON MAY 1, MAY 29, JUNE 12, JULY 10, AND AUGUST 7, 2020; TRACY CHAMBER OF COMMERCE'S 4TH OF JULY DAY IN THE PARK ON JULY 4, 2020; TRACY CITY CENTER ASSOCIATION'S DOWNTOWN TRACY WINE STROLL ON SEPTEMBER 19, 2020; TRACY CHAMBER OF COMMERCE'S TRACY'S ONE WORLD FESTIVAL ON SATURDAY, SEPTEMBER 26, AND SUNDAY, SEPTEMBER 27, 2020; CITY OF TRACY'S BLUES, BREWS & BBQ ON OCTOBER 3, 2020; AND CITY OF TRACY'S GIRLS' NIGHT OUT-WITCHES AND BROOMSTICKS ON

OCTOBER 23, 2020 – **Resolution 2020-010** approved the permits for consumption of alcoholic beverages.

- 1.C AWARD A CONSTRUCTION CONTRACT TO KNIFE RIVER CONSTRUCTION OF STOCKTON, CALIFORNIA, IN THE AMOUNT OF \$846,419 FOR THE STREET OVERLAY AND SLURRY SEAL PROJECT 2018-2019 (PHASE 2) CIP 73166 AND 78182, WITH A NOT-TO-EXCEED BUDGET OF \$978,380, AND AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO THE CONTINGENCY AMOUNT OF \$84,860, IF NEEDED – **Resolution 2020-011** awarded the contract to Knife River Construction.
  - 1.D APPROVE THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF TRACY AND TRACY CHAMBER OF COMMERCE – **Resolution 2020-012** approved the Memorandum of Understanding with the Tracy Chamber of Commerce.
  - 1.E APPROVE PUBLIC OFFICIAL BOND AMOUNTS FOR THE CITY MANAGER, ASSISTANT CITY MANAGERS, FINANCE DIRECTOR, CITY TREASURER, AND CITY CLERK AND APPROVE GOVERNMENT CRIME POLICIES IN LIEU OF BONDS IN ACCORDANCE WITH STATE LAW AND THE TRACY MUNICIPAL CODE - **Resolution 2020-013** approved the bond amounts.
  - 1.F AWARD A CONSTRUCTION CONTRACT TO G & G BUILDERS, INC. OF LIVERMORE, CALIFORNIA, IN THE AMOUNT OF \$389,777 FOR THE CONSTRUCTION OF SULLIVAN PARK AND LESTER HUCK PARK RENOVATION PROJECT – CIP 78149, WITH A NOT-TO-EXCEED BUDGET AMOUNT OF \$472,733; AUTHORIZE AN APPROPRIATION OF \$25,000 FROM THE LANDSCAPE MAINTENANCE DISTRICT (LMD) FUND (F271); AND AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO THE CONTINGENCY AMOUNT OF \$58,467, IF NEEDED – **Resolution 2020-014** awarded the contract to G & G Builders, Inc. and appropriation of funds.
  - 1.G AWARD A CONSTRUCTION CONTRACT TO COMMUNITY PLAYGROUND, INC. OF VALLEJO, CALIFORNIA, IN THE AMOUNT OF \$252,291 FOR THE CONSTRUCTION OF THE WILLIAM LARSEN PARK RENOVATION PROJECT – CIP 78157, WITH A NOT-TO-EXCEED BUDGET OF \$307,750; AUTHORIZE A TRANSFER OF \$77,750 FROM CIP 78177 (F301) TO THIS PROJECT; AND AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO THE CONTINGENCY AMOUNT OF \$37,844, IF NEEDED – **Resolution 2020-015** awarded the contract to Community Playground, Inc.
2. ITEMS FROM THE AUDIENCE – Robert Tanner expressed his concerns about a 60% pay increase for future Council that was approved by City Council at the January 21, 2020 Council meeting. Mr. Tanner stated the compensation for commissioners has not been increased.

Melinda Ramirez requested that agenda item 3.F be brought forward.

Wayne Templeton seconded the request for item 3.F to be moved to the first item on the regular agenda.

Conrad Levoit thanked City Council for being able to participate in the Parks and Community Services Commission applicant process, congratulated the new appointees, and stated there is an error on the website for Park Facilities for MacDonald Park. There is now a water feature at MacDonald Park.

### 3. REGULAR AGENDA

Council Member Vargas suggested moving 3.F before 3.E.

#### 3.A RECEIVE THE ANNUAL REPORT ON SENIOR SERVICES

Jolene Jauregui-Correll, Recreation Services Supervisor provided the staff report.

Clara Stiles, Vice President of Tracy Senior Association and member of Golden Agers thanked staff for attending their meetings, providing updates and relaying their feedback.

Mary McGill, President of Tracy Golden Agers also thanked staff for the help with the association.

City Council comments followed.

**ACTION:** Motion was made by Council Member Ransom and seconded by Council Member Vargas to accept the Senior Services Annual Report. Roll call found all in favor; passed and so ordered.

#### 3.B RECEIVE THE ANNUAL REPORT OF THE YOUTH ADVISORY COMMISSION

Amanda Jensen, Recreation Coordinator announced that members of the Youth Advisory Commission will be presenting the 2019-2020 Annual Report.

Youth Advisory Commissioners Dalton Young, Philip Ha, Hannah Green and Laasya Gadamsetti presented the Youth Advisory Annual Report.

No one from the public wished to speak.

City Council comments and questions followed.

**ACTION:** Motion was made by Council Member Vargas and seconded by Council Member Ransom to accept the Youth Advisory Commission Annual Report. Roll call found all in favor; passed and so ordered.

#### 3.C RECEIVE THE ANNUAL REPORT OF THE TRANSPORTATION ADVISORY COMMISSION

Ed Lovell, Management Analyst introduced Alvin Vaughn from the Transportation Advisory Commission who provided the presentation.

Tim Silva thanked City Council, staff, and the public for their support of the Transportation Advisory Commission.

Alice English thanked staff, and praised the Transportation Advisory Commission.

City Council comments and questions followed.

**ACTION:** Motion was made by Council Member Vargas and seconded by Council Member Ransom to accept the Transportation Advisory Commission Annual Report. Roll call found all in favor; passed and so ordered.

### DEVIATION

#### 3.F DISCUSS AND PROVIDE DIRECTION ON THE ADOPTION OF EMERGENCY MEASURES REGARDING HEALTH AND SAFETY CONCERNS RELATED TO HOMELESSNESS

Midori Lichtwardt, Assistant City Manager provided a brief staff report and handed it over to Council Member Ransom and Council Member Arriola, (Council Homelessness Ad Hoc Subcommittee members) to continue the staff report.

Council Member Arriola proposed two temporary measures until City Council votes on the strategic plan on March 17, 2020.

- Safe parking space, defined as overnight parking on designated public land, and there to be no fines in that designated area.
- Provide a warming center in a temporary area until voting on strategic plan. Suggested a Request for Proposal (RFP) to support a local warming center. Requirements would be a facility for overnight stay, heating and restrooms.

Council Member Ransom spoke about an RFP to find someone to bring in the warming center and provide connections to medical services and resources. Council Member Ransom stated the subcommittee is asking staff to put together something with the warming center and parking. Temporary measures with specific guidelines, protocols for hygiene and safety.

Wayne Templeton stated that homelessness does not have only one face, and commended the Council subcommittee's proposal. Mr. Templeton asked that Council appoint a specific staff person to work with the community. Mr. Templeton submitted a handout to the City Clerk.

Tiffany Heben stated she is glad Council is looking at doing something and hoped they vote to support the proposal in order to provide assistance to the people in need.

Barbara Pombo thanked Council, the Ad Hoc committee and staff for the specific plan and asked about the RFP process, timeline and agencies that can provide these services.

Mary Dean stated she has been housing people for 14 years and is willing to help in any way she can.

Tim Silva spoke about his interactions with homeless people, their needs and stated the shelter is a first good step.

Linda Jimenez stated she will be following up with the City of Manteca regarding their tent set up. Ms. Jimenez added this is the first step to handling the issue.

Melinda Ramirez requested a name of a staff member who can be contacted regarding the RFP process.

Jennifer Rowell stated we have resources to deal with this and supported the proposed measure for safe parking and a warming center.

Tracy Luca commented she was fortunate to have a roof over her head, and described her involvement in a Pay it Forward Group. Ms. Luca asked Council to consider the warming center.

Robin Cole requested that Council expedite the RFP process and get it turned around in days.

Bill Stewart acknowledged Tim Silva's family who helped him when he was homeless.

City Council discussion ensued.

Mayor Rickman proposed as an immediate solution to get the homeless out of the cold, a meal and access to resources to designate a location where they can get a free bus ticket to go to the new shelter in Stockton, which has room. Council Member Vargas agreed with Mayor Rickman's proposal regarding providing transportation to warming centers as an immediate solution.

City Council discussion continued.

Jenny Haruyama, City Manager proposed the following for Council consideration:

- Allow staff time to research options and provide recommendations in respect to a location and some perimeters around safe parking. Endeavor to bring back on February 18, 2020. Initial perimeters – public land and no fines.
- Direction for an RFP for a warming center as provided by private party that is over night, that provides heating, restrooms, that is low barrier, that provides medical and case management with a maximum City contribution of \$25,000 to offset expenses associated with restrooms, generator, gas, security or other items to be determined by the City Manager.
- Endeavor to put RFP together within the next two to three weeks.
- RFP to also include safe parking should a private party be able to provide that.
- Once the Council gives clear direction, the RFP will not return to Council. It will be in the City Manager's jurisdiction to implement and make sure it reflects all of the direction provided by Council.
- Regarding safe parking, staff will have to return because research needs to be done in order to give Council a strong recommendation on options.
- Staff could also do research with respect to the bus tickets, and transportation and return later.

City Council comments continued

**ACTION:** Motion was made by Mayor Pro Tem Young and seconded by Council Member Arriola that the direction provided as defined by the City Manager for safe parking to bring back by February 18, 2020, with public land and no fines, and RFP for a warming center within a two to three week aggressive timeframe, whenever it is completed to go into effect based on the City Manager with a cap of \$25,000 and include information on February 18, 2020 for the transportation option.

Council Member Arriola proposed a friendly amendment to the motion to extend timeline to be limited to March 18, 2020. Mayor Pro Tem Young accepted the friendly amendment. Roll call found all in favor; passed and so ordered.

Mayor Rickman called a recess at 10:09 p.m.

Mayor Rickman reconvened the meeting at 10:21 p.m.

3.D RECEIVE REPORT AND RECOMMENDATIONS FROM PLACEWORKS, INC. REGARDING WORKFORCE AND AFFORDABLE HOUSING AND PROVIDE DIRECTION TO STAFF

Bill Dean, Assistant Development Services Director introduced David Early from Placeworks, who provided the presentation.

Bill Stewart asked the consultant why a developer would come to Tracy when they can get \$2,700 a month by Arco Arena for a postage stamp house, and why would it be any different in Tracy.

Mary Mitracos shared her concerns regarding parking and added when putting more people in the same area, there needs to be parking for their vehicles.

Mike Souza thanked the consultant and staff for the positive recommendations to provide affordable housing. Mr. Souza spoke about smaller more affordable homes, responding to the market, providing incentivizing, and tax credits.

City Council questions and comments followed.

**ACTION:** Motion was made by Council Member Vargas and seconded by Mayor Pro Tem Young to direct staff to develop work plans for all 17 recommendations with the understanding not to include mandatory inclusionary zoning, and do not reduce parking standards. Roll call found all in favor; passed and so ordered.

3.E DISCUSS UPCOMING CITY COUNCIL TRAVEL TO WASHINGTON D.C. FOR LOBBYING EFFORTS FOR THE SAN JOAQUIN COUNCIL OF GOVERNMENTS (SJCOG) ONE VOICE TRIP; TRAVEL TO WASHINGTON, D.C. FOR LOBBYING EFFORTS FOR THE CITY OF TRACY (PRE-ONE VOICE); AND TRAVEL TO SACRAMENTO FOR STATE LOBBYING EFFORTS; AND APPROVE PRE-ONE VOICE TRIP TRAVEL – Item was moved to February 18, 2020.

4. ITEMS FROM THE AUDIENCE – Katlyn Good spoke about part time work for the City of Tracy, budget cuts, and shared her frustration with politics. Ms. Good hoped that moving forward Council will listen to the public.

Mayor Pro Tem Young wished her daughter Happy Birthday.

5. STAFF ITEMS – Jenny Haruyama, City Manager reminded Council that she will be in Napa attending the City Manager’s League Conference tomorrow through Friday along with Midori Lichtwardt, Assistant City Manager, and Karin Schnaider, Finance.
6. COUNCIL ITEMS – Council Member Ransom stated she was asked to request publically for the City Manager to research the use of Round Up in the City, and adopt an alternative. Council Member Arriola seconded the request.

Council Member Vargas attended a public meeting where residents in the County asked to make sure that the City Manager reaches out regarding a letter that was sent to the former City Manager in March 2019, for outside services for sewer.

Mayor Rickman wished everyone a Happy Valentine’s Day.

7. ADJOURNMENT – Time: 11:45 p.m.

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

The above agenda was posted at the Tracy City Hall on January 30, 2020. 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