

May 5, 2020, 7:00 p.m.

City Hall, 333 Civic Center Plaza, Tracy

Web Site: www.ci.tracy.ca.us

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20 which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via email, phone and WebEx during the meeting.

Mayor Rickman called the meeting to order at 7:00 p.m.

Mayor Rickman led the Pledge of Allegiance.

Pastor Kal Waetzig, Saint Paul's Lutheran Church offered the invocation.

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

1. CONSENT CALENDAR – Motion was made by Mayor Pro Tem Young and seconded by Council Member Vargas to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered.
 - 1.A. ADOPTION OF APRIL 7, 2020, AND APRIL 21, 2020, REGULAR MEETING MINUTES – **Minutes were approved**
 - 1.B. APPROVE AMENDMENT NO. 2 TO THE MASTER PROFESSIONAL SERVICES AGREEMENTS WITH HARRIS & ASSOCIATES (HA16-01 AND HA16-02) FOR PROGRAM MANAGEMENT SERVICES TO EXTEND THE AGREEMENTS UNTIL JUNE 30, 2021 – **Resolution 2020-063** approved Amendment No. 2 to the MPSA with Harris & Associates (HA16-01 and HA16-02).
 - 1.C. APPROVE NEW CLASSIFICATION SPECIFICATIONS AND SALARY RANGES FOR ACCOUNTING MANAGER AND ASSISTANT TO THE CITY MANAGER AND AMEND THE SPECIFICATION FOR EXECUTIVE ASSISTANT TO THE CITY MANAGER AND AUTHORIZE AMENDMENTS TO VARIOUS DOCUMENTS TO IMPLEMENT THESE CHANGES – **Resolution 2020-064** approved the new Classification Specifications and Salary Ranges.
 - 1.D. APPROVE GRANTING ACCESS AND UTILITY EASEMENTS TO GARY L. PATTERSON, et al., FOR MAGNON COMPANIES, ON THE NORTH SIDE OF EAST PESCADERO AVENUE, AND APPROVE AN OFFSITE IMPROVEMENT AGREEMENT WITH MAGNON COMPANIES – **Resolution 2020-065** approved Granting Access and Utility Easements and Offsite Improvement Agreement.
 - 1.E. APPROVE AN APPROPRIATION OF \$250,000 FROM THE GASOLINE TAX FUND F245; AUTHORIZE AN INCREASE OF THE CONTINGENCY AMOUNT TO \$1,224,528 FOR THE MACARTHUR DRIVE WIDENING AND

RECONSTRUCTION PROJECT, CIPs 73126 AND 72073, FEDERAL PROJECT NUMBER STPL-5192(033); AND AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO THE APPROVED AMOUNT – Resolution 2020-066 approved an appropriation, increase in contingency amount for the MacArthur Drive Widening and reconstruction project.

2. ITEMS FROM THE AUDIENCE – Alex Monceaux expressed his disappointment regarding the direction Council gave staff at the April 21, 2020 Council meeting regarding locals, minorities, women or equity applications not having a chance at winning cannabis permits. Mr. Monceaux also spoke about economic inclusion for purchasing in San Joaquin County, community benefit fee, landlord letter requirement, and CUP's.

3. REGULAR AGENDA

- 3.A DISCUSS AND APPROVE DRAFT CITY OF TRACY HOMELESSNESS STRATEGIC PLAN AND PROVIDE DIRECTION TO STAFF

Midori Lichtwardt, Assistant City Manager provided the staff report.

Nicole Libaire, Technical Assistance Collaborative (TAC) consultant provided a presentation and responded to City Council questions.

Wayne Templeton spoke about the following: Support of Goal 2 of the Strategic Plan and taking care of both the homeless and helping to mitigate the virus, requested the City assign a designated person to talk about how to mitigate a medical emergency, and resuming shower operations and partnering with the City.

Jennifer Rowell, Tracy Community Connection Center spoke about transitional housing and added she would like to see other housing options, particularly permanent supportive housing, rapid rehousing factored into the mix as opposed to being focused on transitional housing.

Marcia asked if the City has looked at using the mall for potential rehousing or a short term homeless program, and reprioritizing city projects to reallocate funding to the homeless problem in Tracy.

City Council questions and comments followed.

Council Member Arriola and Council Member Ransom (Homeless Ad Hoc Committee Members) also responded to Council questions.

Council Member Arriola asked that Council consider his proposed amendment to the Tracy Homelessness Strategic Plan related to COVID-19 for the Implementation Plan (provided to City Council at the meeting, and made available on the website) which prioritizes the opportunities for COVID-19 funding to get that one time money now as opposed to using it from the General Fund. Council Member Vargas supported the request.

City Council questions and discussion continued.

Jenny Haruyama, City Manager summarized Council's consensus:

- Adopt a plan with consideration of Council Member Arriola's amendment with COVID objectives.
- Direct staff to develop a 2021 work plan potentially in consultation with the ad hoc subcommittee, Council would need to provide direction on that and on the work plan and would include prioritization on the timeline and potential funding depending on the items.
- Work to address immediate COVID related health and safety needs for homeless unsheltered population with the \$50,000 that was previously allocated for the warming center.

Mayor Pro Tem Young requested an amendment to add, "including but not limited to" to Goal 4, Objective 1 regarding examples of vulnerable subpopulation. Council Member Ransom supported the request.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Ransom to adopt the plan with amendments suggested by Council Member Arriola and Mayor Pro Tem Young to direct staff to work on the 2020/2021 work plan which will identify the next steps and possibly funding from the state, federal and local level and keep working on the health needs identifying what services are available and coordinate for the safety needs as well. Roll call found Council Members Arriola, Ransom, Vargas and Mayor Pro Tem Young in favor; passed and so ordered. Mayor Rickman abstained.

3.B DISCUSS AND PROVIDE DIRECTION REGARDING NEW CITY SMALL BUSINESS LOAN/GRANT PROGRAM AND APPROVE 2020/2021 CDBG FUNDING SOURCES FOR THE NEW PROGRAM

Barbara Harb, Economic Development Management Analyst provided the staff report and presentation.

Andrew Malik, Assistant City Manager continued with the presentation.

There was no public comment.

City Council questions and discussion followed.

Jenny Haruyama, City Manager summarized Council's consensus:

- Council supported deferring the \$218,925 (Downtown Façade Grant Program), but did not support the \$150,000 (ADA Sidewalk Improvements and Repair).
- Council supported Program Allocation Option 4, but agreed to move the \$37,941 into the \$137,941 loan to increase to \$175,882, which would leave \$100,000 for the homeless, and if additional funds become available we would reevaluate at that time.
- Supported a Forgivable Loan model.
- Reaffirm loan criteria for loan amounts based on the number of employees is correct as presented in the staff report.

- Supported giving a priority to businesses that did not receive Small Business Administration's Paycheck Protection Program (PPP).

Staff will return to Council with a formalized loan program.

3.C DISCUSS CITY'S RESPONSE TO COVID-19 (VERBAL REPORT)

Jenny Haruyama, City Manager provided an update and presentation.

Leticia Ramirez, City Attorney provided a Federal, State and San Joaquin County update.

Debbie stated staff reported 578 total number of cases for San Joaquin, but did not report the 443 recovered cases, leaving only 135 active cases in San Joaquin County.

City Council questions and comments followed.

Ms. Ramirez stated staff will get back to Council regarding whether opening dog parks is consistent with the order.

4. ITEMS FROM THE AUDIENCE – There was no public comment.
5. STAFF ITEMS – Jenny Haruyama, City Manager provided an update on the following actions taken by the City Manager during the COVID emergency:
 - Approval of an Inspection Improvement Agreement (IIA) for Valpico-Glenbriar Apartments, LLC.
 - Approval of an Inspection Improvement Agreement (IIA) for Home Depot Project (IPC Building 19) for Construction of Street and Other Improvements.
 - Acceptance of Sidewalk, Curb & Gutter Project – CIP 73167, completed by Tom Mayo Construction.
6. COUNCIL ITEMS – Council Member Arriola requested that the flag be raised for the month of June to recognize LGBT Pride month, and also during a small Tracy pride event being organized by local community members in Fall. Council Member Vargas supported the request.

Mayor Pro Tem Young reported on the ACE San Joaquin Regional Rail meeting. Mayor Pro Tem Young read a Rod Serling twilight meme.

Council Member Ransom thanked Council for passing the Homeless Strategic Plan, the community and first responders for all the sacrifices to keep everyone safe, Sikhs of Tracy and Sikhs of Humanity for their drives for PPE, Love Never Fails who delivered food to seniors, Mayor Rickman for participating in Operation Compassion giving out food, Virna and Cliff Hudson for making masks, and Dhaba restaurant for passing out food to our seniors.

Mayor Rickman thanked the community for coming together and doing their part and encouraged residents to support our small businesses.

7. ADJOURNMENT – Time: 11:28 p.m.

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

Mayor

ATTEST:

City Clerk