

July 21, 2020, 5:30 p.m.

Tracy 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.

1. Mayor Rickman called the meeting to order at 5:30 p.m.
2. Roll call found Council Member Ransom, Mayor Pro Tem Young, and Mayor Rickman present. Council Members Arriola and Vargas absent.

Council Members Arriola and Vargas arrived at 5:34 p.m.

3. ITEMS FROM THE AUDIENCE – There were no comments from the public.
4. RECEIVE UPDATE ON THE DOWNTOWN TRANSIT ORIENTED DEVELOPMENT (TOD) PROJECT IN THE DOWNTOWN AREA AND PROVIDE DIRECTION TO STAFF REGARDING KEY PLANNING CONCEPTS AND A POTENTIAL HOUSING BALLOT MEASURE

Andrew Malik, Assistant City Manager introduced Martti Erkect, DeNovo Planning who provided the presentation.

Bill Dean, Assistant Development Services Director provided the staff report.

Adrienne Richardson, City Clerk read letters of support for the Downtown Transit Oriented Development (TOD) Project into the record from the following agencies: Tri-Valley-San Joaquin Valley Regional Rail Authority, Livermore Amador Valley Transit Authority, San Joaquin Partnership, Tracy City Center Association, City of Livermore, City of Lathrop, and Mountain House Community Services District.

Steve Nicolaou stated before consideration of an initiative to exempt the issuance of RGAs from the Measure A limitations for the TOD, it is imperative that robust affordable housing/anti-gentrification provisions be included in any such measure.

William Muetzenberg supported the Downtown Transit Oriented Development (TOD) project.

Robert Tanner supported the TOD area and requested a grocery store in the area. Mr. Tanner asked what the City has in place to cover the cost of decontamination of the land. Mr. Tanner stated he would like to see the quantity of housing units on the ballot measure.

Pete Mitracos suggested extending the planning all the way up to railway tracks to the north across 11th street. Mr. Mitracos spoke about 100 acres at northeast corner of

Chrisman and 11th Street where the City had attempted to give to Delta College but it was passed on and ended up going to Mountain House.

Alice English supported the Transit Oriented Development and supported option 1 in the staff report and let the voters decide.

City Council discussion followed.

ACTION: Motion was made by Council Member Ransom and seconded by Council Member Vargas to prepare a ballot measure for the November 3, 2020 election to create an additional exemption from the City's GMO limitation for residential development located within any future TOD boundary approved, which was talked about today to include a 10% carve out for affordable housing which can be affordable housing by design and workforce housing that is in the below moderate rate using the City of Tracy income limits.

Council Member Vargas requested a friendly amendment to the motion to consider a minimum of 5% and up to 10%. Council Member Ransom accepted the amendment of a minimum of 5% and up to 10%.

Roll call found Council Members Arriola, Ransom, Vargas and Mayor Pro Tem Young in favor; passed and so ordered. Mayor Rickman opposed.

Mayor Rickman called for a 10-minute recess at 7:25 p.m.

Mayor Rickman reconvened the meeting at 7:35 p.m.

5. Council Items and Comments – There were no comments from Council.

6. Adjournment – Time: 7:35 p.m.

ACTION: Motion was made by Council Member Ransom and seconded by Council Member Vargas to adjourn. Roll call found Council Member Ransom, Vargas, Mayor Pro Tem Young and Mayor Rickman in favor; passed and so ordered. Council Member Arriola absent.

The above agenda was posted at the Tracy City Hall on July 16, 2020. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

Mayor

City Clerk