

March 18, 2025, 7:00 p.m.

City Hall, 333 Civic Center Plaza, Tracy

Web Site: www.cityoftracy.org

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

There were no actions taken pursuant to AB 2449.

Roll Call and Declaration of Conflicts – Council Members Bedolla, Evans, Nygard, Mayor Pro Tem Abercrombie and Mayor Arriola present. City Council had no declarations of conflict.

Mayor Arriola led the Pledge of Allegiance.

Deacon Jack Ryan, St. Bernard's Catholic Church offered the invocation.

Police Chief Sekou Millington swears in Lateral Officers Zaccray Baker and Richard Francis; Lt. Miguel Contreras (Promoted to Captain), Sgt. Daniel Garcia (Promoted to Lieutenant), Corporal Matt Grijalva (Promoted to Sergeant), Detective Andrew Glover (Promoted to Corporal).

Mayor Arriola presents Women's History Month Proclamation to Council Member Dotty Nygard.

Mayor Arriola presents Proclamation for Transgender Day of Visibility & Collaborative Opportunities to Cris Bunnell from San Joaquin Pride Center.

Mayor Arriola presents Certificates of Recognition to Jiraeh Faiaipau, Jasmine Lund, and Noah Porter for their participation in the 2025 California Interscholastic Federation Wrestling State Championship.

1. CONSENT CALENDAR – Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to adopt the Consent Calendar. Roll call found all in favor; passed and so ordered.

1.A. Staff recommends that the City Council adopt a resolution (1) accepting public improvements for the following, each by separate resolution:

- Tracy Hills Phase 1A, Tract 3890, Village 4A Public Improvements and Parkway Landscaping, - Resolution 2025-052
- Tracy Hills Phase 1A, Tract 3946, Village 4B Public Improvements and Parkway Landscaping, Resolution 2025-053
- Tracy Hills Phase 1A, Tract 3947, Village 4C Public Improvements and Parkway Landscaping, Resolution 2025-054
- Tracy Hills Phase 1A, Tract 3953, Village 6A Public Improvements and Parkway Landscaping, Resolution 2025-055

as complete, and assume responsibility for the future maintenance and repairs, (2) authorizing the City Engineer to release the Developer furnished bonds in accordance with the Subdivision Improvement Agreements, and (3) authorizing the City Clerk to file Notices of Completion for all accepted public improvements with the San Joaquin County Recorder's Office.

- 1.B. Staff recommends that the City Council adopt a Resolution: 1) Approving the purchase of one Toro GM5900 ride-on mower from Turf Star Western utilizing a competitively bid Sourcewell Cooperative Agreement in the amount of \$154,530 for the Parks Department 2) Declaring the existing mower as surplus and approving its disposition pursuant to Tracy Municipal Code Section 2.20.310. – Resolution 2025-056
- 1.C. Staff recommends that the City Council adopt a resolution (1) making a determination that compliance with standard procurement procedures is not in the best interests of the City and disposing these requirements for the rental of a wheel loader for the wastewater treatment plant; and (2) ratifying Purchase Order 2500509 for such services and authorize a payment in the amount of \$50,948 – Resolution 2025-057
- 1.D. Staff recommends that the City Council adopt a resolution (1) accepting the construction improvements for Pavement Rehabilitation Project Fiscal Year 2020/2021, Lincoln and Lowell, Capital Improvement Project 73178, (2) authorizing the City Clerk to file the Notice of Completion with the San Joaquin County Recorder's Office, (3) authorizing the City Engineer to release the improvement security and retention payment in accordance with the Project Contract and Tracy Municipal Code Section 12.36.080, and (4) authorizing the Finance Department to close the Project. – Resolution 2025-058
- 1.E. Staff recommends that the City Council receive the 2024 Annual Progress Report for the General Plan and Housing Element.
- 1.F. Staff recommends that the City Council adopt a resolution: (1) accepting the San Joaquin County Regional Active Transportation Program (ATP) grant in the amount of \$1,712,000, (2) authorizing the Assistant City Manager: (A) to execute and submit a claim for Cycle Two Measure K Bicycle, Pedestrian and Safe Routes to School Non-Competitive Program funds in the amount of \$399,060.41, (B) to execute and submit all future claims for Measure K Bicycle, Pedestrian and Safe Routes to School Non-Competitive Program funds, (3) appropriating the entire funds received from Measure K (Fund 242) to East Schulte Safety and Multimodal Community Corridor – MacArthur Phase Project, Capital Improvement Project 73202, for a total project amount of \$2,111,060.41, and (4) authorizing the City Manager to execute the ATP grant related documents to effectuate the grant. – Resolution 2025-059
- 1.G. Staff recommends that the City Council adopt a resolution (1) accepting the public improvements for Ellis Dog Park, constructed by Woodside 05N LP, and assuming all future operations and maintenance, (2) authorizing the City Clerk to file the Notice of Completion for Ellis Dog Park with the San Joaquin County Recorder's Office, (3) authorizing the City Engineer to release the Ellis Dog Park improvement security in accordance with the terms of the Park Improvement and Refund Agreement, and (4) authorizing the City Clerk to accept a grant deed from the owner of the Park Site and file with the San Joaquin County Recorder's Office. – Resolution 2025-060

1.H. Staff recommends that the City Council adopt an Ordinance 1) approving the pre-zoning of that certain 104.46-acre property located at 16000 West Schulte Road bearing Assessor's Parcel Number 209-230-02 ("Property") to light Industrial (M-1); and 2) determining that the actions authorized by this Ordinance were adequately evaluated by that certain Environmental Impact Report certified by the City Council on March 4, 2025, in full compliance with the California Environmental Quality Act ("CEQA"). – Ordinance 1353

1.I. Staff recommends that the City Council adopt an Ordinance approving a zoning text amendment, Application Number ZA22-0004, to remove Tracy Municipal Code (TMC) Section 10.08.800, Service Station definition, add TMC Section 10.08.175, Car Wash Definition, add TMC Section 10.08.375, Fuel Station definition, and amend TMC Section 10.08.1080, permitted uses, use group No. 44, to remove and replace Automobile Service Stations with Car Washes and Fuel Stations. – Ordinance 1354

1.J. Staff recommends that the City Council adopt a resolution (1) approving Amendment No. 2 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. to amend the scope for the Citywide Roadway, Transportation, and Bikeways Master Plan Update, Capital Improvement Projects 73173 and 78171, increasing the compensation by an additional \$346,520, for a total contract amount of \$1,095,005, and (2) authorizing an appropriation of \$201,639 from the Program Management Fund (F391) to CIP 73173. - Resolution 2025-061

2. ITEMS FROM THE AUDIENCE – Robert Tanner shared the importance of proper disposal of unfinished or expired medication and utilizing the medical disposal bin that is located in the Police Department.

William Logan expressed concerns regarding an accident on the corner of Taft and 10th street and shared that he was almost struck in that same intersection the prior week, the signage should be clearly displayed, and it should be a sign that should state "cars in either direction do not stop" hopes that this simple fix could potentially save folks from harm.

Community Member supported the comments provided by Mr. Logan, she is a resident on that street that has had multiple vehicles damaged due to individuals speeding and shared that since the beginning of the year there have already been four accidents and is concerned about the children and families that live in that area.

Community Member shared that this intersection has had over sixteen to twenty accidents, including her vehicles being damaged due to drivers and excessive speeding and requested that maybe speeding should be monitored by police and seems that these incidents are more frequent and getting worse.

Member of Tracy Dog Girls and Community Member shared that volunteers have logged over 200 hours of work in caring for and capturing stray dogs, concerned that the data that they have does not align with the shelter data , shelter response times and requested help from the City.

Tracy Hills Community Members shared that PG&E held a town hall meeting, the work continues, expressed frustration regarding the designation that Tracy Hills has on the fire maps as low-fire zones, lack of compassion from PG&E. They would like for Council to work with the developer and PG&E so that the power lines can be placed underground and provide a timeline.

Janel Borg expressed her concerns regarding animal related issues and if viable solutions are not found that contributes to the problem, shared personal account of a stray diseased cat that found its way into her garage and the issues that she faced in communicating with the animal shelter and requested that Council hold a Special Meeting that addresses the animal issues throughout the City.

3. REGULAR AGENDA

3.A. Staff recommends that the City Council receive an informational report regarding the annual report of the Transportation Advisory Commission

Maurice Francis, Transportation Commission Vice Chair, provided the staff report.

Council comments and questions.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to accept the annual report of the Transportation Advisory Commission. Roll call found Council Members Bedolla, Evans, Nygard, Mayor Pro Tem Abercrombie and Mayor Arriola in favor; passed and so ordered.

3.B. Staff recommends that the City Council receive an information report and provide direction regarding vacant commercial buildings.

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

Council comments and questions.

Robert Tanner asked if this included the warehouses and Yellow Freight by I205 and referenced empty large retail spaces such as the old JC Penny building and the Save Mart building and is in favor of action items one and two, and instead of a 30-to-60-day vacant building registration, allow for a 90-day period instead so that building owners have the ability to acquire new tenants, regarding fees; the City can charge a fee based on square footage but recommends a flat fee, and requested that the mall be exempt from these conditions.

Forrest Ebbs, Director of Community and Economic Development clarified that this item is focused on retail that is located within the City Limits.

Pat Howell expressed the same concerns as the previous speaker, referenced the Save Mart building and if the Council can look to Save Mart not allowing the building to be used/leased.

Community Member shared that building owners be held accountable for the buildings sitting empty for a long period of time and referenced the Save Mart building.

Council questions and discussion continued.

Mayor Arriola summarized Council consensus as follows:

- Mayor Arriola in support of items 1-5
- Council Member Nygard in support of items 1, 2, and 4
- Council Member Evans in support of items 1-5
- Mayor Pro Tem Abercrombie in support of items 4 and 5
- Council Member Bedolla in support of items 4 and 5

ACTION: Motion was made by Council Member Evans and seconded by Mayor Arriola to accept the report and provide direction as just noted by Mayor Arriola regarding vacant commercial buildings. Roll call found Council Members Bedolla, Evans, Nygard, Mayor Pro Tem Abercrombie and Mayor Arriola in favor; passed and so ordered.

4. ITEMS FROM THE AUDIENCE – Sara Wood, a volunteer at the animal shelter, provided statistical information regarding the animals that are not spayed or neutered, neonatal kits for kittens and the education required to bottle feed kittens, would like expansion on the Teen Ambassador Program, identified staffing shortages, requested additional funding for shelter expansion and additional staff.
5. STAFF ITEMS – Midori Lichtwardt shared:
 - The State of the City is going on next week, on March 25, 2025, from 9 am to noon at the Grand Theatre. This year's event is hosted by the City of Tracy, Mayor Dan Arriola will be speaking, if you would like to reserve your tickets, they are free but they are doing a head count to ensure seat availability, there is a QR code on the main website for the City.
 - Updates on the Corral Hollow Sewer Upgrade, there will be some night work and some closures on North of Eleventh St. intersection to Fieldview Dr. intersection from Sunday, 3/30 to Thursday, 4/3, for ongoing updates and timelines of construction, please visit:
<https://www.cityoftracy.org/Home/Components/News/News/753/78>
 - Applications are now open for the 2025 Tracy Mayor's Summer Youth Internship, this paid opportunity is open to 9th-12th grade students living or attending school in Tracy. Gain hands-on experience, develop leadership skills, and make an impact in your community this summer. Apply at
<https://www.governmentjobs.com/careers/tracyca>
 - The Tracy Homelessness Advisory Committee for March 20, 2025, has been cancelled.
6. COUNCIL ITEMS – Mayor Pro Tem Abercrombie attended the JPA meeting, requested that Council bring back an item regarding the radio upgrade for the Fire District that the JPA already approved, seconded by Council Member Evans.

Mayor Pro Tem Abercrombie also requested that Council consider bringing an item for the dog park to be named after Duke, a Tracy Police Department K-9 that was killed in the line of duty, Council Member Bedolla seconded.

Council Member Evans attended the Artist Recognition event at TCS Insurance for the unveiling of Tracy's newest mural, would like to bring more art of this nature to Tracy, asked if this is an item that is done through the Art Commission, if not, would like Council to have a discussion, shared that this will increase visitors to Tracy. Mayor Arriola seconded.

Council Member Nygard announced that any women who are interested in entering skilled work with building trades can go online and visit <https://valleybuild.net/>, attended the National League of Cities Conference in Washington DC, attended the Chamber Mixer at Sutter Tracy Hospital, requested a Council discussion on warehouse growth for a possible ordinance and address space, land use and how warehouse complexes are developed, would like the model that Costco developed be put into practice. Council Member Bedolla seconded. Mayor Arriola asked if this was for a sustainability ordinance, Council Member Nygard confirmed, and Council Member Bedolla seconded.

Mayor Arriola shared that the State of the City event will be next week, March 25, 2025, will be hosting the Mayor's Youth Town Hall and is looking forward to the discussion and engagement with the youths. Attended National League of Cities Conference and shared some highlights of the sessions that Council Member Nygard, Arturo Sanchez, Assistant City Manager and he participated in. Requested that Council discuss a potential partnership with Tracy Connects, a program that was started by former Mayor Nancy Young. Council Member Nygard supported.

Mayor Arriola requested to bring back to Council a Youth Entertainment Initiative that would be an Economic Development Policy that would incentivize businesses specifically that provide activities for young people to do in our City. Mayor Pro Tem Abercrombie supported.

Mayor Pro Tem Abercrombie, commended staff on Student Government Day where three Council Members attended and shared that the students expressed that they enjoyed it and that it was a success for it being the first year and is looking forward to that continuing.

Midori Lichtwardt, City Manager clarified that the warehouse ordinance request that Council Member Nygard and Council Member Bedolla seconded, and shared that this item was brought up previously by former Mayor Pro Tem Davis and Council Member Bedolla, wanted to let Council know that staff has been working on something regarding this, since it is not a new ask, the expected timeline is sometime around June.

Karin Schnaider, Assistant City Manager elaborated on the steps that staff has taken in the last year and anticipates that by June or July they will know where the State stands on Bill Number AB98 that was passed on November 2024.

7. ADJOURNMENT – Time: 9:18 p.m.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adjourn. Roll call found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on March 13, 2025. The above are action minutes. A recording is available at the office of the City Clerk

Mayor

ATTEST:

City Clerk