

**January 21, 2025, 7:00 p.m.**

City Hall, 333 Civic Center Plaza, Tracy

Web Site: [www.cityoftracy.org](http://www.cityoftracy.org)

Mayor Arriola called the meeting to order at 7:02 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. Council Member Evans announced he would be recusing himself from Item 1.B due to a conflict of interest, and Mayor Pro Tem Abercrombie announced he would be recusing himself from Item 3.A due to conflict of interest, and Mayor Arriola announced he would be recusing himself from Item 1.K due to a conflict of interest.

Mayor Arriola led the Pledge of Allegiance.

Pastor Doug Diestler, Tracy Mission City Church offered the invocation.

Midori Lichtwardt, City Manager presented Employee of the Year 2024 Award to Wayne Bogart, Public Works Department.

Mayor Arriola presented Certificates of Appointment to Environmental Sustainability Commissioner: Leah Shoaito.

Mayor Arriola announced Certificate of Appointment to Transportation Advisory Commissioner: Ari Sarmiento, who was unable to attend.

Chief Sekou Millington performed a promotional swearing in for Wesley Bancroft who promoted to Sergeant and Alex Contreras who promoted to Corporal.

Mayor Arriola presented a proclamation for National Human Trafficking Prevention Month 2025 to Laura Rouzer-Eash representing the San Joaquin County Family Justice Center and Sgt. Nathaniel Chunn representing the San Joaquin County Anti-Sex and Labor Trafficking Task Force.

1. CONSENT CALENDAR – Following the removal of consent items 1.G and 1.I by Council Member Evans and 1.K by Mayor Arriola, motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to adopt the Consent Calendar. Council Member Evans recused himself from Item 1.I and Mayor Arriola recused himself from Item 1.K.
  - 1.A. 1.A. Adoption of December 17, 2024 Regular Meeting Minutes, December 20, 2024, Closed Session and Special Meeting Minutes, and January 7, 2025, Closed Session and Special Meeting Minutes. – Minutes were adopted.
  - 1.B. Staff recommends that City Council adopt a Resolution approving the execution of a General Services Agreement with Petroleum Solids Control, Inc., a California Corporation, for repairs and transport services for certain equipment for the City

of Tracy Wastewater Treatment Plant for a total not-to-exceed amount of \$100,372 and for a one (1) year term. – Resolution 2025-001

- 1.C. Staff recommends that the City Council adopt resolutions: 1) approving an On-Call Professional Services List, for Various Water-Related Reports, for a term of five years, and 2) authorizing: A) the execution of a Master Professional Services Agreement with Black Water Consulting Engineers to provide report writing consulting for an initial term of two years and a not-to-exceed amount of \$200,000 per fiscal year; and B) the execution of a Master Professional Services Agreement with Cavanaugh and Associates, P.A. dba Cavanaugh Engineering to provide report writing consulting for an initial term of two years and a not-to-exceed amount of \$200,000 per fiscal year, and C) the City Manager to administratively extend the length for up to three additional years upon satisfactory performance. –

**Resolution 2025-002 (On-Call Professional Services List for various Water related reports)**

**Resolution 2025-003 (Blackwater Consulting Engineers)**

**Resolution 2025-004 (Cavanaugh and Associates, P.A. dba Cavanaugh Engineering).**

- 1.D. Staff recommends that the City Council adopt a resolution accepting the City of Tracy's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending June 30, 2024. – Resolution 2025-005
- 1.E. Staff recommends that the City Council adopt a resolution approving an amended Master Service Agreement with Flock Group, Inc. for the purchase, installation, operation, and maintenance of new and existing equipment and technology for a five-year term and for a total not-to-exceed amount of \$2,101,800. – Resolution 2025-006
- 1.F. Staff recommends that the City Council adopt the following, each by separate resolution: (A) approving (1) the execution of a Master Professional Services Agreement for storm drainage engineering services with West Yost & Associates, Inc. for an initial term of three years, effective as of January 1, 2025, for a total not-to-exceed amount of \$300,000 per fiscal year, and (2) authorizing two administrative options to extend for a one-year term each; and (B) approving (1) the execution of a Master Professional Services Agreement for water pressure and capacity analysis and engineering assistance services with West Yost & Associates, Inc. for an initial term of three years, effective as of January 1, 2025, and for a total not-to-exceed amount of \$300,000 per fiscal year, and (2) authorizing two administrative options to extend for a one-year term each. – Resolution 2025-007 (West Yost & Associates for storm drainage engineering services)  
**Resolution 2025-008 (West Yost & Associates for water pressure and capacity analysis)**
- 1.H. Staff recommends that the City Council adopt a resolution approving the City's Development Impact Fee Annual Report for Fiscal Year 2023-2024 on Development Impact Fee revenues and expenditures, in accordance with the Mitigation Fee Act. – Resolution 2025-009

- 1.J. Staff recommends that City Council adopt a resolution (1) accepting the public improvements for the NEI Pescadero Basin and Pump Station, constructed by Prologis, L.P., a Delaware Limited Partnership, as complete and assuming all future operations and maintenance, (2) authorizing the City Engineer to release bonds in accordance with the Tracy Municipal Code section 12.36.080, (3) authorizing the City Clerk to file a Notice of Completion with the San Joaquin County Recorder's Office, and (4) Authorize an annual appropriation from the General Fund of approximately \$80,000 for the purposes of Operations and Maintenance costs associated with the NEI Basin and Pump Station. – **Resolution 2025-010**
- 1.L. Staff recommends that the City Council adopt a resolution (1) accepting offsite improvements for LIT Industrial Limited Partnership as complete and assuming all future operations and maintenance, (2) authorizing the City Engineer to release improvement security in accordance with the Offsite Improvement Agreement, (3) authorizing the City Clerk to file the Notice of Completion with the San Joaquin County Recorder's Office, and (4) rescinding Tracy City Council Resolution No. 2021-057. – **Resolution 2025-011**
- 1.M. Staff recommends that the City Council adopt a resolution approving an Offsite Improvement Agreement between the City and Prologis, L.P. for offsite improvements to Hopkins Road, as a portion of the frontage obligation for IPC Building 20. – **Resolution 2025-012**
- 1.N. Staff recommends that the City Council adopt a resolution (1) accepting offsite improvements for 7-Eleven Store #41531 as complete and assuming all future operations and maintenance, (2) authorizing the City Engineer to release improvement security in accordance with the Offsite Improvement Agreement, (3) authorizing the City Clerk to file the Notice of Completion with the San Joaquin County Recorder's Office, and (4) authorizing the City Clerk to accept a public utility easement along North Tracy Boulevard and West Clover Road and file with the San Joaquin County Recorder's Office. – **Resolution 2025-013**
- 1.O. Staff recommends that the City Council adopt a resolution (1) accepting offsite improvements for Edgewood Commercial Center as complete and assuming all future maintenance and operations, (2) authorizing the City Engineer to release improvement security in accordance with the Offsite Improvement Agreement, (3) authorizing the City Clerk to file the Notice of Completion with the San Joaquin County Recorder's Office, and (4) authorizing the City Clerk to accept a public utility easement along South Corral Hollow Road and file with the San Joaquin County Recorder's Office. – **Resolution 2025-014**
- 1.P. Staff recommends that the City Council adopt a resolution (1) accepting the construction improvements for City Hall Memorial Flag Poles Project, Capital Improvement Project 78192, (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 2025-015**
- 1.G. Staff recommends that the City Council adopt a resolution reinstating the Professional Services Agreement with De Novo Planning Group to perform transit-oriented development planning services, extending the term of the

Agreement and revising the scope of work to be consistent with the revised approach approved by the City Council, which includes the Downtown Vision Plan, preparation of Downtown Design Guidelines, and amendments to the Central Business District Zone.

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

Council Member Evans pulled the item to clarify that the City is not spending any funds on a downtown TOD.

Alice English shared historical information regarding the TOD and shared the community voted against the TOD and shared that Valley Link and that the TOD was never a requirement for Tracy and urged staff and Council that the TOD be stricken from the item.

Mayor Arriola confirmed with staff the item is for the Downtown Vision Plan.

**ACTION:** Motion was made by Council Member Evans and seconded by Council Member Bedolla adopting **Resolution 2025-016** reinstating the Professional Services Agreement with DeNovo Planning Group to perform Transit-Oriented Development Planning Services, extending the term of the agreement and revising the Scope Of Work to be consistent with the revised approach approved by the City Council, which includes the Downtown Vision Plan, preparation of Downtown Design Guidelines, and amendments to the Central Business District Zone. Roll call found Council Members Bedolla, Evans, Nygard, Mayor Pro Tem Abercrombie and Mayor Arriola in favor; passed and so ordered.

- 1.I. Staff recommends that the City Council adopt a resolution 1) accepting public improvements for Tract 3804 Larkspur Estates Unit 4 as complete, and assume responsibility for future maintenance and repairs, 2) authorizing the City Engineer to release the Subdivider furnished bonds in accordance with the Subdivision Improvement Agreement, 3) authorizing the City Clerk to file a Notice of Completion with the San Joaquin County Recorder's Office and 4) authorizing an update to storm development impact fee credits from \$592,002.80 to \$675,453.06.

Council Member Evans pulled the item to recuse himself from participating in discussion of the item and left the dais.

There was no public comment.

There were no comments from City Council.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Bedolla adopting **Resolution 2025-017** accepting public improvements for Tract 3804 Larkspur Estates Unit 4 as complete, and assume responsibility for future maintenance and repairs, 2) authorizing the City Engineer to release the subdivider furnished bonds in accordance with the Subdivision Improvement Agreement, 3) authorizing the City Clerk to file a Notice of Completion with the San Joaquin County Recorder's Office and 4) authorizing an update to storm development impact fee credits from \$592,002.80 to \$675,453.06. Roll call found Council Members Bedolla, Nygard, Mayor Pro Tem Abercrombie and

Mayor Arriola in favor; passed and so ordered. Council Member Evans recused himself from this item.

Council Member Evans returned to the dais.

- 1.K. Staff recommends that the City Council fill one vacancy from the eligibility list that was established on December 3, 2024, and appoint Raj Dhillon to the City of Tracy Transportation Advisory Commission.

Mayor Arriola pulled the item to recuse himself from participating in discussion of the item due to the Levine Act and left the dais.

Mayor Pro Tem Abercrombie continued with the item.

There was no public comment.

There were no comments from Council.

**ACTION:** Motion was made by Council Member Evans and seconded by Council Member Nygard to appoint Raj Dhillon to the City of Tracy Transportation Advisory Commission. Roll call found Council Members Bedolla, Evans, Nygard, and Mayor Pro Tem Abercrombie in favor; passed and so ordered. Mayor Arriola recused himself from this item.

Mayor Arriola returned to the dais.

2. ITEMS FROM THE AUDIENCE – Angela Adams, carpenter and advocate for carpenters expressed concerns regarding health care, local hiring and apprenticeship opportunities and that these items are crucial for the future of the industry, shared statistical information regarding labor force and the use of social assistance programs and requested that policies be passed that require contractors to provide healthcare and apprenticeship programs.

Robert Tanner expressed concerns regarding fireworks and asked that the City eliminate fireworks with the exception for the City sponsored one, or double the fines, and or investigate into the confiscation of property. Also requested that Council reverse and reduce the raises that the previous Council approved and stated that Council Member Bedolla should move over closer to the rest of Council to show unity.

Christina Darling shared statistics regarding the dog population in the City and shared concerns regarding the amount of the dog population and the limited space at the animal shelter and the need to deem animals dangerous if the need arises and have more staff and space at the shelter.

Pat Howell requested that the City review the City's current disaster plan in light of the fires in the L.A. area and would like to see a community taskforce that looks at evacuation routes, communication systems and sustainability to help the community prepare for potential disasters.

Tracy Hills resident expressed concerns regarding the PG&E high voltage power lines installation and the proximity to their homes, shared that there was no communication to the residents and as a master plan community the power lines should be underground and that this may increase the potential of fires and health issues.

Kelly Moran shared that there were loose dogs running around and that they are the same dogs that have been caught by animal services multiple times and have killed multiple cats, expressed frustration that the dogs are continually caught by Animal Services and the dogs are returned to the owner without consequence.

Council Member Evans responded.

Brittany Pasquale, Animal Services Supervisor also provided information regarding the animal shelter.

Jay Callen, Tracy High student shared that he is the new event organizer for Tracy Celebrates Children which is a citywide day of play for the children of Tracy, where local businesses open their doors and provide free activities for children to participate in. The event will be held on March 10, 2025, the community and Council are invited, this event will be honoring Sandra Cantu.

Tracy Hills resident shared concerns regarding recent fires and asked what precautions the City is taking to prevent potential future fire threats and asked if it was in the best interest of human health to have the above ground high voltage lines and how are these poles being put in the emergency access road and requested that Tracy Hills have multiple exit routes and effective preventative measures and that the City stop the installation of the high voltage lines and investigate as to who approved the installation.

Rosario echoed the concerns of the previous speaker and shared that the proximity of the lines causes health concerns and suggested that PG&E place these lines underground and asked if the survey from the aquatic center was being sent to the community by the City.

Sandy Taylor shared her experience of bullying by a group of individuals that included a Planning Commissioner, shared that everyone should be treated with respect and that Commissioners have the responsibility to conduct themselves at a higher standard and requested that the Code of Conduct be followed by all Commissioners and Council.

Tracy Hills resident expressed concerns over the high voltage lines going up on the utility poles and expressed fear of the potential consequences to health.

Alice English expressed concerns regarding Tracy Hills and the lack of access roads and requested that Council work with developer on adding a fire station on Valpico. At the present time there is not enough coverage and response times need to improve and urged Council to not wait until something bad happens.

Tracy Hills resident shared that the above ground poles that are carrying the high voltage lines are a fire hazard being built on the emergency access road, there are no evacuation routes west of Lammers Rd. Lines should be underground and requested that the City require PG&E to pause work on the line being built and engineers reassess and that Tracy residents be provided more transparency from the City regarding PG&E projects so that these projects can be discussed as a community.

Multiple Tracy Hills residents expressed fear and concerns regarding the high voltage powerlines and power pole installation, they requested that the City urge PG&E to pause the project so that the option to move the power lines underground can be explored and asked Council to take more precautions for potential fires, prioritize

resident safety, and shared the difficulties in acquiring and keeping homeowners insurance.

Fire Chief Randall Bradley replied to comments and questions.

### 3. REGULAR AGENDA

- 3.A Staff recommends the City Council review the top three (3) names recommended by the Parks and Community Services Commission and select two (2) for the naming of the Tracy Hills Phase 2 Neighborhood Parks 1 and 4.

Justin Geibig, Recreation Services Supervisor, provided the staff report.

Council comments and questions followed.

Navi Kahlon, Julia Ulrich and Noah Watkins expressed support for the park to be named after Mr. Steve Abercrombie.

Kaylin A. Dell'Aringa, the daughter of Mr. Daniel Schack expressed her support for one of the parks to be named after her father.

Wes Huffman expressed support for a park to be named after Mr. Daniel Schack.

Paul Ritter expressed support for a park to be named after Mr. Daniel Schack.

Robert Tanner expressed support for park 1 to be named after Daniel Schack, park 4 to be named after Sam Matthews, and shared that Steve Abercrombie deserves a park after he is done with his political career.

Alice English echoed the comments from Mr. Tanner and expressed support for the parks to be named after Mr. Daniel Schack and Mr. Sam Matthews.

Caleb Cosme expressed support for the park to be named after Mr. Steve Abercrombie.

Council questions and comments followed.

**ACTION:** Motion was made by Council Member Bedolla and seconded by Council Member Evans to adopt **Resolution 2025-018** recommending Daniel Ray Schack for Tracy Hills Phase 2 Neighborhood Parks 1 and Sam Matthews for Tracy Hills Phase 2 Neighborhood Parks 4. Roll call found Council Members Bedolla, Evans, Nygard, and Mayor Arriola in favor; passed and so ordered. Mayor Pro Tem Abercrombie recused himself from this item.

- 3.B. Staff recommends that City Council receive an informational update on a potential ordinance affecting mobile food vendors and provide direction to staff.

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

Council questions followed.

Robert Tanner stated that some restaurants are closed on Sundays and Mondays, and shared that some establishments only offer snack foods rather than a hot meal, also supports the extended hours option and requested that Council expand the policy so that there can be more diversity when it comes to food options.

Gabriella Rodriguez Machuca expressed frustration that she was not aware that this item would come before Council, how long this process has taken, and the difficulties food truck vendors face to acquire permits.

Council questions and comments continued.

Council shared their input regarding time limits per day at a single location, vendors being permitted in commercial and office zones, in addition to industrial ones, vendors being permitted within the Central Business District Zone, potential pilot program and impacts on existing restaurants.

4. ITEMS FROM THE AUDIENCE – Robert Tanner stated that the prior mayor allowed for one person to speak on behalf of a group since there were so many speakers earlier all sharing the same concerns.

Mayor Arriola replied to Mr. Tanner's concerns.

Community Member stated that there were some drug raids and that the police threw their used gloves on the street and was told that Public Works would clean them up, requested that the Police Department be held accountable, and clarified that the Tracy Press was incorrect in the amount of unhoused community members that died in the shelter, it was 50 and not the 20 that were reported.

Community Member shared concerns about food trucks parked near schools, asked how Council would address that.

Marcus Medina expressed support for the food trucks to be downtown and suggested that Tracy residents get priority for the food truck permitting process and limit the amount of permits.

5. STAFF ITEMS – Midori Lichtwardt, City Manager shared that there is an official City survey regarding the aquatic center, and it can also be found on <https://cityoftracyaquaticcenter.com/> that is available now through February 16, 2025. There will be a pop-up at the Tracy Farmer's market on January 25, 2025 and there will also be a community workshop on February 6, 2025 that will take place at 7:00 p.m. in Council Chambers and urged the community to participate and provide feedback so that staff can bring back designs for Council review within the next few months.

In the next two weeks, staff will provide Council an update regarding the Corral Hollow Sewer Capacity Project Upgrade, the next closure will be between Corral Hollow and the Schulte Intersection, please prepare for delays.

Reminder that leaf pick-up ends on January 31, 2025, and urged residents to not accumulate leaves in the gutter and please move a little bit away for easier pick-up.

Community Development Block Grant Investment Partnership applications are now being accepted through January 31, 2025, the applications can be access by visiting <https://www.thinkinsidethetriangle.com/>.



City Business License renewals are due January 31, 2025.

6. COUNCIL ITEMS – Council Member Evans shared community concerns regarding stray cats and dogs, has seen an increase all through the City, and shared that short term progress until the future shelter expansion project and shelter is impacted. Complimented residents that are working with the stray animals, but Council needs to help as well and would like to look at options that neighboring cities are utilizing and urged pet owners to make sure that they take control of their pets and requested an update from staff.

Arturo Sanchez, Assistant City Manager shared that the Shelter Manager estimated a timeline of six-weeks for the plan and asked that interim solution options will take time, and additional funding needs to be found and that in about six to eight weeks a report can be produced that outlines what phase 2 would look like to expand the shelter. It would include a rough analysis of what the dollar figures could be and some interim proposed solutions that can be implemented but shared that those solutions would require funds to be budgeted.

Council Member Bedolla supported Council Member Evan's request.

Mayor Arriola recognized the cities in the Los Angeles County area and thanked the 17 Tracy Firefighters that went to support those affected communities, declared January 20<sup>th</sup> as Martin Luther King Jr. Day in the City of Tracy and received a call from Congressman Josh Harder saying that the City had won \$41 million for Corral Hollow Road repairs as one of Senator Alex Padilla's designations and thanked Congressman Harder, Senator Padilla, and staff for all the hard work. Mayor Arriola also shared he attended the U.S. Mayors Conference and is looking forward to debriefing staff.

ADJOURNMENT – Time: 10:20 p.m.

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

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Mayor

ATTEST:

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City Clerk