

**May 6, 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 7:00 p.m.

There were no actions taken pursuant to AB 2449.

Roll Call and Declaration of Conflicts – Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie and Mayor Arriola present. Council Member Nygard declared a potential conflict and indicated she would recuse herself from Regular Agenda Item 3.B

Mayor Arriola led the Pledge of Allegiance.

Pastor Kevin Tim Heinrich, Crossroads Baptist Church offered the invocation.

Midori Lichtwardt, City Manager presents the Employee of the Month award for May to Beth Lyons-McCarthy, Police Department.

County Supervisor Chair Paul J. Canepa and Supervisor Robert Rickman presented the Mayor and Council with a Proclamation in celebration of San Joaquin County's 175th Anniversary and recognized the historical impacts of the City of Tracy.

Mayor Arriola presented Jim Thompson, Public Works Department, the Proclamation for National Public Works Week.

Mayor Arriola presented Chairperson Tim Silva, Transportation Advisory Commission, the Proclamation for National Bike to Work Week.

Mayor Arriola presented Russell Gonzaga the Proclamation for Older Americans Month.

Mayor Arriola presented Certificates of Re-appointment to the Transportation Advisory Commission to Gary Cooper and Maurice Francis.

Mayor Arriola, along with Fire Chief Randall Bradley, presented Certificates of Recognition to the Spring Community Emergency Response Team (CERT) class.

Sekou Millington, Police Chief and April Quintanilla, City Clerk swore in Officer Richard de la Sancha, Officer Dominic Molinari, and Officer Christopher Perez.

Mayor Arriola presented DARE Certificates of Recognition to:

100-999 Points:

Divjot Ladher, Olivia Wright, Ariana Perez, Isabella Fernandez, Gurveer Bring, Olivia Baba, Cassidy Yuen, Adalyn Kavanaugh, Alvira Singh, Christina Mathews, Evan Gao, Imran Quraishi, Revanth Ms, and Tyiteyana Fonua.

1000+ Points:

Davina De la Rosa, Jimena Landazabal, Isabella Mota, Avi Sethi, Srikantha Malladi, Srivaths Malladi, Nhi Truong, Gurvir Gill, Miah Mercado, Emma Rey, Leo Zepeda, Kayla Bolarinho, Fateh Hundal, Sreshta Gampa, and Rylan Simpson.

1. CONSENT CALENDAR – Andrew Shen, Interim City Attorney announced that Item 1.I required correction of minor typographical errors in the resolution, this action did not require this item to be pulled from agenda.

Motion was made by Council Member Bedolla seconded by Mayor Pro Tem Abercrombie to adopt the Consent Calendar. Council Member Nygard pulled Item 1.I. Roll call for Items 1.A – 1.H and 1.J – 1.M., found all in favor; passed and so ordered.

- 1.A. Approval of April 15, 2025 Closed Session, Special Meeting, Regular Meeting, Closed Session Minutes and April 29, 2025 Closed Session Meeting Minutes. Minutes were adopted.
- 1.B. Staff recommends that the City Council adopt a resolution 1) approving the Cooperative Agreement with the San Joaquin Council of Governments for the City of Tracy to receive a reimbursement of \$13,000,000 for Project Construction and Construction Management for Capital Improvement Project 73144, Corral Hollow Road Widening from Parkside Drive to Linne Road, 2) approving an appropriation of \$1,097,209 from Core Traffic (F375) and \$786,110 from Ellis Area Traffic (F331) Fees for project construction and construction management for Capital Improvement Project 73144, Corral Hollow Road Widening from Parkside Drive to Linne Road. Resolution 2025-082
- 1.C. Staff recommends that the City Council adopt a Resolution ratifying the San Joaquin Council of Governments (SJCOC) Annual Financial Plan for Fiscal Year 2025-2026, as required by the Joint Powers Agreement between SJCOC and its member agencies. Resolution 2025-083
- 1.D. The Tracy Homelessness Advisory Committee recommend that City Council adopt a resolution: 1) Authorizing the acceptance of a grant award from San Joaquin County Homelessness Housing Assistance and Prevention Round 4 allocation in the amount of \$436,246 to partially fund operations costs of the Tracy Interim Shelter Site (Temporary Emergency Housing Facility, CIP 71112); and 2) Appropriating \$436,246 of the total grant funds to the Parks, Recreation and Community Services Department, Homeless Services Division. Resolution 2025-084
- 1.E. Staff recommends that the City Council adopt a Resolution (1) approving the updated Public Transportation Agency Safety Plan; and (2) authorizing the Public Works Director to execute the Public Transportation Agency Safety Plan. Resolution 2025-085
- 1.F. The Tracy Finance Committee recommends that the City Council adopt a resolution (1) authorizing the appropriation of \$8,000,000 from the Tracy Infrastructure Master Plan (TIMP) Fund (F363) to the Interstate 580/Patterson Pass Road/International Parkway Diverging Diamond Interchange Improvements Project CIP 73147, and (2) authorizing an interfund loan to the Tracy

Infrastructure Master Plan Traffic (TIMP) Fund (F363) from the General Fund Reserves (F101) in the amount of \$6,000,000 for the term of twenty years with interest at the current Local Agency Investment Fund (LAIF) Rate. Resolution 2025-086

- 1.G. The Tracy Finance Committee make a recommends that the City Council adopt a Resolution: 1) Amending the City's Operating and Capital Budget for the Fiscal Year (FY) ending June 30, 2025, to reflect actual expenses and revenues and requested augmentations to fund various departmental needs; 2) Authorizing the Budget Officer to amend the city's position control roster for FY2024-25. Resolution 2025-087
- 1.H. Staff recommends that the City Council adopt a Resolution A) approving the City of Tracy's Title VI Public Works Implementation Plan, B) authorizing the City Manager to sign the Title VI Non-Discrimination Policy Statement. Resolution 2025-088
- 1.J. Staff recommends that the City Council adopt a Resolution (1) accepting an allocation of Fiscal Year 2024- 2025 funds in the amount of \$99,076 from the California Low Carbon Transit Operation Program; (2) authorizing the City Manager, or designee, to execute requisite funding documents, certifications and assurances; and (3) appropriating all \$99,076 to the Transit Fund for free student fares. Resolution 2025-089
- 1.K. Staff recommends that the City Council adopt a resolution (1) determining that compliance with standard procurement processes is not in the best interest of the City pursuant to Tracy Municipal Code Section 2.20.180(b)(4) and dispensing such requirement for the purchase of specified computer equipment and related services; and (2) approving a Subscriber Services Agreement with the County of San Joaquin to provide certain computer equipment and related services for a total not to exceed amount of \$66,267, for a one year term. Resolution 2025-090
- 1.L. Staff recommends that the City Council adopt the following resolutions (1) accepting the construction improvements for the Tracy Municipal Airport completed by Anderson Striping and Construction Inc., for Crack Seal and Slurry Seal, and Minor Pavement Patching Entrance Road and Parking Lot Project (Project), Capital Improvement Project (CIP) 77589, (2) accepting the construction improvements for the Tracy Municipal Airport completed by Anderson Striping and Construction Inc., for Crack Seal and Slurry Seal of the Tee Hangar Taxi-lanes Project (Project), Capital Improvement Project (CIP) 77593, authorizing the City Clerk to file the Notice of Completion with the San Joaquin County Recorder's Office, and (4) 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 Resolution 2025-091

1.M. Staff recommends that the City Council adopt a resolution, for the International Parkway Bridge replacement and Expansion Project, Capital Improvement Project 73148:

- Awarding a construction contract to O.C. Jones & Sons, Inc. of Berkeley, California, in the amount of \$14,125,000,
- Authorizing the City Manager to approve change orders up to the contingency amount of \$1,412,000,
- Approving a Professional Services Agreement with Dewberry Engineers, Inc. of Manteca, California, to provide construction management services through April 29, 2027, with a total not-to-exceed contract amount of \$211,464.65,
- Approving a Professional Services Agreement with Kier & Wright Civil Engineers and Surveyors, Inc. to provide design support services through March 31, 2027, with a total not-to-exceed contract amount of \$70,000,  
Appropriating funds from the EDA Grant Award in the amount of \$8,350,057 to CIP 73148,
- Appropriating funds from Prologis, LP for the local match share in the amount of \$9,489,897 to CIP 73148, and  
Granting authority to the City Manager to execute capital project related documents and fee authorization necessary to support the Project within the overall Project not-to-exceed budget of \$17,839,954. **Resolution 2025-092**

1.I Staff recommends that the City Council adopt a Resolution: 1) authorizing the purchase of Four (4) New Ford trucks, and Two (2) Ford Transit 350 work vans from Rush Truck Centers of California, Inc. through a competitively bid Sourcewell Cooperative Agreement in the amount of \$472,912 for Building Maintenance, Parks and Waste Water Treatment Plant (WWTP), and 2) declaring the existing E-350 as surplus and approving its disposition pursuant to Tracy Municipal Code Section 2.20.310.

Jim Thompson, Public Works Superintendent, provided the staff report.

There was no public comment.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt **Resolution 2025-093**, 1) authorizing the purchase of Four (4) New Ford trucks, and Two (2) Ford Transit 350 work vans from Rush Truck Centers of California, Inc. through a competitively bid Sourcewell Cooperative Agreement in the amount of \$472,912 for Building Maintenance, Parks and Waste Water Treatment Plant (WWTP), and 2) declaring the existing E-350 as surplus and approving its disposition pursuant to Tracy Municipal Code Section 2.20.310. Roll call found Council Members Bedolla and Evans, Mayor Pro Tem Abercrombie and Mayor Arriola in favor; Council Member Nygard opposed. Motion passed and so ordered.

**STAFF ANNOUNCEMENTS:** Midori Lichtwardt, City Manager, shared that the Tracy Hills Commerce Center Project will be coming before the Planning Commission on May 28, 2025. The community can access more information on the Planning Division web page and Forrest Ebbs, Community and Economic Developer will be available in the lobby to answer any questions that are specific to the project. There will be controlled burns project that is not a City plan but a plan between Lawrence Livermore Lab and Alameda County Fire, these planned annual controlled burns will take place from May 12, 2025, through the end of the month, and will be in the vicinity of Tracy Hills.

2. **ITEMS FROM THE AUDIENCE** – Andrea Mandal expressed concerns regarding the Tracy Hills Commerce Center and that area should not be zoned as light industrial; community and growth should be considered.

Robert Tanner requested that there be no more fireworks authorized in town, the only fireworks that should be done are the City sponsored events, fines should be increased, and the noise affects combat veterans and pets.

Community Members Shoeb Paliya, Rosario Patrick, Shiv G, Neelina Manlina, Kulmeet Singh, Stephanie Pino, Srikanth Ramarajo, Shrinivas P., Aditya, Prabhjot Thind, and, Jasmine Khinda, all expressed concerns over the additional pollution that the distribution center may bring due to the use of diesel trucks, the damage that heavy trucks cause the roads and infrastructure, the impacts to the health of the children and residents in the area, and urged Council to keep diesel trucks and distribution centers away from residential areas.

Community Member shared the importance of the TRACER Bus service, urged Council that the service route from Ellis and Tracy Hills remain, and requested that Council add a traffic signal at the Corral Hollow and Linne Road junction.

Community Member echoed the concerns of previous speakers regarding the distribution center.

Christina from Tracy Dog Girls Rescue, shared updates regarding stray dogs in Tracy, noting the shelter provides a list to the community, and the Tracy Dog Girls Rescue is not on that list, and expressed concerns regarding the animal shelter personnel.

Denise from Tracy Dog Girls Rescue expressed concerns regarding enforcement and the lack of fines being increased, homeless individuals not having a limitation of the ownership on the number of unaltered dogs, and noted the same laws should apply to all pet owners within the City limits.

Multiple Community Members echoed the sentiments of previous speakers regarding the proximity of the distribution center to residences and schools.

Maurice Francis shared a fillable spreadsheet so that he and the community can get a better understanding of Capital Improvement Projects (CIP), how those funds are managed, all costs involved. A copy of that spreadsheet was provided to the Clerk.

Alice English clarified that contrary to what was posted on the Transparent Tracy website, she was never escorted out of City Hall by police.

Zac Lewis expressed support for a community driven finance commission so that the community can gain better understanding on how City finances work, how funds are received, and how funds are spent.

Jack Larson expressed support for keeping the free electric vehicle charging stations that are located at the Transit Center and urged Council to assist the community considering the rising costs of things due to inflation.

### 3. REGULAR AGENDA

3.A. Staff recommends that City Council introduce an ordinance adding Section 9.06.080 – State Fire Maps to Chapter 9.06 – Fire Protection and Prevention of Title 9 – Building Regulations, of the Tracy Municipal Code, thereby adopting the fire maps issued by the State Fire Marshal.

Mayor Opened the Public Hearing

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

Community Member asked if there is a conjunction with the fire mapping and the Insurance Services Office (ISO) scores; asked if the fire maps will impact individuals on being able to get homeowners insurance; and urged that the City look into potential fire mapping for the downtown areas of Tracy.

Forrest Ebbs, Community and Economic Services Director, shared that additional information is on the City website and there is a link to the California Fire Marshalls website.

Mayor Closed Public Hearing

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to waive full reading of text and introduce an ordinance adding Section 9.06.080 – State Fire Maps to Chapter 9.06 – Fire Protection and Prevention of Title 9 – Building Regulations, of the Tracy Municipal Code, thereby adopting the fire maps issued by the State Fire Marshal. Roll call found Council Members Bedolla, Evans and Nygard, Mayor Pro Tem Abercrombie, and Mayor Arriola in favor; passed and so ordered.

3.B. Staff recommends that the City Council conduct a Public Hearing to adopt a Resolution to 1) approve the Community Development Block Grant (CDBG) Award Allocation Recommendations provided in Attachment A hereto; 2) approve the appropriation to the City of Tracy Economic Development Division of the total CDBG and HOME Investment Partnership Program (HOME) Award funds to be determined by San Joaquin County; 3) approve the allocation of the County-approved CDBG and HOME Award funds to the Subrecipients in accordance with Award Allocation Recommendations provided in Attachment A hereto; and 4) authorize the City Manager, or her designee, to sign the CDBG Subrecipient Agreements and other implementing documents.

Council Member Nygard recused herself from this item out of caution due to past involvement with Tracy Earth Project.

Mayor Opened the Public Hearing

Alexandra Pineda, Economic Development Analyst and Jorge T. Barrera, J.D., Economic Development Manager provided the staff report.

Council offered comments and questions.

There was no public comment.

Mayor Closed the Public Hearing.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt **Resolution 2025-095** to 1) approve the Community Development Block Grant (CDBG) Award Allocation Recommendations provided in Attachment A hereto; 2) approve the appropriation to the City of Tracy Economic Development Division of the total CDBG and HOME Investment Partnership Program (HOME) Award funds to be determined by San Joaquin County; 3) approve the allocation of the County-approved CDBG and HOME Award funds to the Subrecipients in accordance with Award Allocation Recommendations provided in Attachment A hereto; and 4) authorize the City Manager, or her designee, to sign the CDBG Subrecipient Agreements and other implementing documents. Roll call found Council Members Bedolla and Evans, Mayor Pro Tem Abercrombie and Mayor Arriola in favor; passed and so ordered. Council Member Nygard was absent from roll call.

3.C. The Tracy Finance Committee recommends that (1) the City Council conduct a Public Hearing for City Council to receive and consider comments on the proposed Citywide Master Fee Schedule, and upon conclusion, (2) adopt a resolution (A) approving and adopting, effective as July 1, 2025, the proposed Citywide Master Fee Schedule with the proposed inflationary increase of 2.4%; and (B) rescinding, effective July 1, 2025, Resolution 2024-077 that approved the current Citywide Master Fee Schedule.

Mayor Opened the Public Hearing.

Sara Castro, Director of Finance, and Sara Remonda, Financial Analyst, provided the staff report.

Kathleen Murciano shared that there are issues with the charging station that is being utilized and how the community has utilized/abused the free charging station, noted that some residents leave their vehicles long after their vehicles have been charged, and requested that this portion of the fee schedule be paused until more information could be provided.

Tim Silva expressed opposition to the free charging stations, shared that some folks charge their cars and still leave their vehicles there well after their vehicles are full, expressed that the Police Department should monitor and ticket those offenders.

Alice English expressed opposition for the EV charging stations being free.

Council offered comments and questions.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to direct staff to receive and consider comments on the proposed Citywide Master Fee Schedule, and upon conclusion, (2) adopt a resolution (A) approve and adopt, **Resolution 2025-096** effective as July 1, 2025, the proposed Citywide Master Fee Schedule with the proposed inflationary increase of 2.4%; and (B) rescind, effective July 1, 2025, Resolution 2024-077 that approved the current Citywide Master Fee Schedule. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie, and Mayor Arriola in favor; passed and so ordered.

3.D. Staff recommends that the City Council conduct a public hearing and adopt a Resolution (1) adopting the Short-Range Transit Plan, and (2) authorizing the implementation of proposed Phase 1 transit system changes effective July 1, 2025.

Mayor Opened the Public Hearing.

Ed Lovell, Transit Manager, and Linda Meckel with CHS Consultants provided the staff report.

Tracy Hills resident expressed support and requested that the Council continue the existing service to Tracy Hills and Ellis.

Alice English shared some of the hardships that are occurring when the busses are picking students and parents up at Tracy Hills or Ellis in the morning for school drop offs and the issues faced at pick-up time, the lack of a return route for parents in the morning and a route designated for school at pick-up time, and requested that Council assist in finding a solution for this issue.

Tim Silva shared that this is a short-term plan and explained that routes are determined by ridership and the number of busses and drivers need to be considered, shared the importance of keeping the fees down, and reminded that TRACER Bus is not a school bus service and but a public bus service.

Council offered comments and questions.

**ACTION:** Motion was made by Council Member Bedolla and seconded by Mayor Pro Tem Abercrombie to adopt **Resolution 2025-097** (1) adopt the Short-Range Transit Plan, and (2) authorize the implementation of proposed Phase 1 transit system changes effective July 1, 2025. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie and Mayor Arriola in favor; passed and so ordered.

3.E. Staff recommends that City Council receive an informational update regarding the six Capital Improvement Projects for the Corral Hollow Corridor widening from Parkside Drive South to Interstate 580.

Sharat Bandugula, Assistant City Engineer, provided the staff report.

Council offered comments and questions.

Alice English shared historical information regarding the expansion of Corral Hollow from previous years and shared that prior to expansion, lights should be installed due to increased traffic congestion and safety concerns.

Mike Souza, Project Manager from Tracy Hills, requested that a planning and design meeting be reinstated, shared that these meetings and staff cooperation are imperative, requested that Council to direct staff to reinstate these meetings.

Karin Schnaider, Assistant City Manager, shared that the meetings were put on pause due to staffing changes, and the City is looking forward to continued discussions with the developer.

Council offered comments continued.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard received an informational update regarding the six Capital Improvement Projects for the Corral Hollow Corridor widening from Parkside Drive South to Interstate 580. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie, and Mayor Arriola in favor; passed and so ordered.

4. ITEMS FROM THE AUDIENCE – Alice English shared that she met with several residents and shared their concerns regarding the freeway exits to Corral Hollow and requested a designated lane for I-580; expressed the dangers of increased traffic, and requested that the City speak to Caltrans for funding.
5. STAFF ITEMS – Midori Lichtwardt, City Manager shared the following:
  - Celebrate Older Americans Month on Wednesday May 7, 2025, from 9 AM to 11 AM at Lolly Hansen Senior Center, located at 375 E. 9th Street
  - accepting applications for the naming of the Multi-Generational Center and applications can be submitted at <https://www.cityoftracy.org>
  - Join Tracy Police Department for Taco Tuesday on May 13, 2025, from 3 to 5 PM, where the discussions will be on public safety, crime prevention, and community connection.

4. COUNCIL ITEMS – Council Member Bedolla wished all the Mom's a Happy Mother's Day and a happy last month of school.

Mayor Arriola thanked Council and Mayor Pro Tem Abercrombie for attending community events when he is at work, noting he believes in community engagement and addressing constituents. He would like to request support for staff to evaluate viability of a Mayor and/or Council Executive Assistant, something that would reflect the duties that Department Heads Executive Assistants have, to assist with scheduling, emails, and travel. Mayor Pro Tem supported the request. Mayor Arriola wished all a Happy Mother's Day and Happy Memorial Day, and indicated he was looking forward to attending the One Voice Trip to Washington DC.

6. ADJOURNMENT – Time: 10:42 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 May 2, 2025. 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