

August 19, 2025, 7:00 p.m.

Tracy City Hall, 333 Civic Center Plaza, Tracy, CA

Web Site: www.cityoftracy.org

Mayor Arriola called the Meeting to order at 7:07 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 were present. City Council had no declarations of conflict.

Mayor Arriola led the Pledge of Allegiance.

Pastor Tim Heinrich, Crossroads Baptist Church offered the invocation.

Midori Lichtwardt, City Manager presented the August 2025 Employee of the Month award to Genevieve Federighi, Senior Planner, Community and Economic Development Department.

1. CONSENT CALENDAR – Staff pulled agenda Item 1.J (continued to the September 2, 2025, City Council Meeting); Alice English pulled Item 1.E; and Richard English pulled Item 1.O from the Consent Calendar.

Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt the Consent Calendar, excluding Items 1.E, 1.J, and 1.O. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

- 1.A Adoption of Revised Minutes of the June 8, 2025, Special Meeting. – **Minutes Adopted**
- 1.B Adoption of Minutes of the July 1, 2025, Special Meetings, July 1, 2025, Regular Meeting, and August 4, 2025, Special Meeting. – **Minutes Adopted**
- 1.C Staff recommends that the City Council adopt a Resolution:
 - 1) Approving the execution of a General Services Agreement with Anchor Transfer Service, Inc., a California corporation for the supply and delivery services of base road rocks, loams, pipe beddings, and washed rocks with an initial term of three (3) years and a total not-to-exceed amount of \$125,000 per fiscal year; and
 - 2) Authorizing an administrative extension of up to two (2) additional years, contingent upon satisfactory performance and budget availability. – **Resolution 2025-180**
- 1.D Staff recommends that the City Council adopt a resolution declaring the parcel located at 516 E. 11th Street (APN 235-190-11) as exempt surplus land under Government Code Section 54221(f), and direct staff to transmit a copy of the resolution and written justification to the California Department of Housing and Community Development for review, in accordance with Surplus Land Act procedures. – **Resolution 2025-181**

- 1.F. Staff recommends that the City Council adopt a resolution 1) authorizing an increase in spend authority with Microsoft to the annual not-to-exceed amount from \$194,225 to \$314,000 per fiscal year until 2030 through SoftwareONE, Inc, to accommodate additional licensing required for an increase in permanent and temporary employees and purchase licenses for new productivity tools, and 2) determine that execution of this agreement, without conducting a competitive selection process, is in the best interest of the City pursuant to Tracy Municipal Code section 2.20.140(b)(6). – **Resolution 2025-182**
- 1.G. Staff recommends that the City Council adopt a resolution: (1) Authorizing the acceptance of the State of California Office, California Highway Patrol, Cannabis grant award in the amount of \$267,000 to conduct extra patrols and traffic enforcement, and to purchase one prisoner transportation van, two electronic message boards, and two scene light kits; and (2) Appropriating the full grant funds to the Police Department Operational Budget for fiscal year 2025/2026. – **Resolution 2025-183**
- 1.H. Staff recommends that the City Council adopt a resolution:(1) Authorizing the acceptance of the State of California Office of Traffic Safety grant award in the amount of \$60,000 to conduct extra patrols and traffic enforcement; and (2) Appropriating the full grant funds to the Police Department Operational Budget for fiscal year 2025/2026. – **Resolution 2025-184**
- 1.I. Staff recommend that the City Council adopt a resolution to approve the submission of a claim to the San Joaquin Council of Governments for Transportation Development Act funds in the amount of \$ 7,944,101 for Fiscal Year 2024-2025 and authorize the City Manager or designee to execute the claim. – **Resolution 2025-185**
- 1.J. Staff recommends that the City Council adopt a resolution (1) approving a Professional Services Agreement with Mark Thomas & Company, Inc., a California Corporation, for the Interstate 580 and Corral Hollow Road Interchange, Capital Improvement Project 73198, for an initial term of three years and a total not-to-exceed amount of \$418,305, and (2) authorizing the City Manager to execute an administrative extension of the agreement limited to two (2) one-year terms upon demonstrated need. – **Item Continued to the September 2, 2025, Council Meeting**
- 1.K. Adopt a resolution authorizing a Professional Service Agreement with IMEG Consultant Corp, Domestic Business Corporation, to provide a one-time professional service for assessing the City's public water system related to Section 2013 of the America's Water Infrastructure Act of 2018 (AWIA) requiring the completion of a five-year review of the City's Risk and Resilience Assessment for a total not-to-exceed amount of \$57,500 and a term ending February 26, 2026. – **Resolution 2025-186**
- 1.L. Staff recommends that the City Council adopt a resolution:
1. Approving a general service agreement with Thirkettle Corporation dba Aqua-Metric Sales Company, as a sole source vendor per Tracy Municipal Code 2.20.180(b)(c), to purchase meters, Flexnets, and other accessory items for a total not-to-exceed amount of \$1,000,000 per fiscal year with an initial two-year term; and

2. Authorizing an administrative extension by the City Manager of up to three (3) additional years following a written determination that Contractor has satisfactorily met all the requirements of this Agreement and budget availability. – **Resolution 2025-187**

- 1.M. Staff recommends that the Mayor appoint, and the City Council approve through adoption of a resolution, the appointments of ten youth Commissioners to the Youth Advisory Commission (YAC), as recommended by the interview and selection panel, pursuant to the YAC Bylaws. – **Resolution 2025-188**
- 1.N. Staff recommends that the City Council adopt a resolution approving the execution of a General Services Agreement with Pioneer Americas LLC for the supply and delivery of chemicals necessary for the treatment and disinfection of water and wastewater with a not-to-exceed total amount of \$2,100,000 for a retroactive term beginning March 1, 2025, and ending on December 31, 2025. – **Resolution 2025-189**
- 1.P. Staff recommends that the City Council adopt a Resolution (1) rescinding Resolution No. 2007-228; (2) adopting the attached updated records retention schedule; and (3) authorizing the destruction of certain City records as provided by Section 34090 et seq. of the Government Code of the State of California and in accordance with the provisions of said schedule, upon the request of the Department Director and with the consent, in writing, of the Department Director, City Clerk, and City Attorney. – **Resolution 2025-190**
- 1.Q. Staff recommends that the City Council adopt a Resolution authorizing amendments to the previously adopted Master Salary Schedule effective June 29, 2025 to reflect an increase to the bi-weekly salary range for the Construction Project Manager from \$4,554.42 - \$5,535.91 to \$4,868.67 - \$5,917.89 bi-weekly and the Master Salary Schedule effective July 13, 2025 from \$4,868.67 - \$5,917.89 to \$5,112.10 to \$6,213.78 bi-weekly. – **Resolution 2025-191**
- 1.R. Staff recommends that the City Council adopt a resolution approving the Offsite Improvement Agreement between the City and Prologis, L.P. for offsite improvements on Bud Lyons Way and Hopkins Road. – **Resolution 2025-192**
- 1.S. Staff recommends that the City Council adopt a Resolution approving the amended Joint Powers Authority Agreement of the Central San Joaquin Valley Risk Management Authority. – **Resolution 2025-193**
- 1.T. Staff recommends that the City Council adopt a resolution to approve and authorize the recordation of a Final Subdivision Maps for Tract 4181, Tract 4182, and Tract 4183 located within the Tracy Hills Specific Plan Area. – **Resolution 2025-194**
- 1.U. Staff recommends that the City Council adopt a resolution authorizing the purchase of one (1) 24' x 54' commercial coach from Mobile Modular in the amount of \$100,197. – **Resolution 2025-195**
- 1.V. Staff recommends that the City Council adopt a resolution 1) Amending the fiscal year 2025-2026 allocation amounts approved in Resolution No. 2025-095, as follows: A) decrease the Community Development Block Grant awards from \$527,994.10 to \$520,570 and B) decrease the Home Investment Partnership

Program awards from \$143,836 to \$137,920 with adjustments to the subrecipient award of both programs to reflect the final allocations determined by the United States Department of Housing and Urban Development, 2) authorizing the City Manager, or their designee to execute funding agreements with subrecipients for both programs, and 3) appropriating the full allocation to the Community Development Block Grant fund fiscal year 2025-26 budget. – **Resolution 2025-196**

- 1.W. Staff recommends that the City Council adopt a resolution, 1) approving Amendment No. 1 to the partially executed Freeway Agreement with the California Department of Transportation for the Interstate 580/Lammers Road Undercrossing Project, 2) Granting Authority to the City Manager to Execute Future Amendments to the Freeway Agreement and Freeway Maintenance Agreement. – **Resolution 2025-197**
- 1.X. Staff recommends that the City Council receive an informational update on the Information Technology Strategic Plan prepared by Client First Technology Consulting.
- 1.Y. Staff recommends that the City Council by resolution ratify the City Manager's emergency approval of Amendment No. 1 to the agreement with Carbon Activated Corporation, a California corporation, for the removal, disposal, and replacement of the iron sponge media at the City of Tracy Wastewater Treatment Plant, in an amount not-to-exceed \$66,100 with a term ending December 31, 2025. – **Resolution 2025-198**
- 1.Z. Staff recommends that the City Council by resolution:
 - 1) Rescind Resolution No. 2024-198, previously approving a Purchase Agreement with Holland Pump Company for the purchase of an Atlas Copco PAS F88 mobile dewatering pump in the not-to-exceed amount of \$103,443 through the Sourcwell Cooperative Purchasing Program; and
 - 2) Approve a new Purchase Agreement with Holland Pump Company for the purchase of an Atlas Copco PAS F88 mobile dewatering pump in the not-to-exceed amount of \$132,000 utilizing the Sourcwell Cooperative Purchasing Program. – **Resolution 2025-199**
- 1.AA. Staff recommends that the City Council adopt a Resolution to (1) approve a one-time exception to the City's Donation Policy; (2) approve the Tracy Arts Commission's recommendation to accept the concept design for the Tracy Hills Art Sculpture provided by Integral Communities, Inc. for donation to the City Art Collection; (3) authorize the placement of the sculpture in the city's future right-of-way located in the Sierra View Drive and Corral Hollow Roundabout; and (4) approve Amendment No. 1 to Offsite Improvement Agreement for Tracy Hills Corral Hollow Road Widening Phase 2 Frontage. – **Resolution 2025-200**
- 1.AB. Staff recommends that the City Council adopt a resolution approving and authorizing recordation of three (3) Final Subdivision Maps, one (1) Conditional Subdivision Improvement Agreement, one (1) Offsite Improvement Agreement, one (1) Deferred Improvement Agreement, and one (1) Quit Claim Deed for The Avenues Residential Development Project. – **Resolution 2025-201**

- 1.AC. Staff recommends that the City Council adopt a Resolution: 1) approving the Memorandum of Understanding (MOU) between the City of Tracy the Tracy Police Officer's Association (TPOA), and 2) authorizing an amendment to the City's Master Salary Schedule to reflect the terms of the agreement. – **Resolution 2025-202**
- 1.AD. Staff recommends that the City Council adopt a resolution to 1) approve an Offsite Improvement Agreement for frontage and utility improvements on Schulte Road and offsite sewer improvements on Lammers Road; 2) approve an Offsite Improvement Agreement for LW11; 3) approve a Grant Deed for a Right-of-Way Dedication; and 4) approve a Grant Deed for a Public Utility Easement dedication. – **Resolution 2025-203**
- 1.O. Staff recommends that the City Council adopt a resolution 1) Amending the fiscal year 2024-2025 allocation amounts approved in Resolution No. 2024-032, as follows: A) increase the Community Development Block Grant awards from \$506,211 to \$527,994, and B) reduce the Home Investment Partnership Program awards from \$181,610 to \$143,836 with adjustments to the subrecipient awards of both programs to reflect the final allocations determined by the United States Department of Housing and Urban Development; 2) authorizing the City Manager, or their designee to execute funding agreements with subrecipients for both programs; and 3) appropriating the full allocation to the Community Development Block Grant (CDBG) fund budget for fiscal year 2025-26

Alexandra Pineda, Economic Development Analyst, provided the staff report.

Richard English asked whether there is a policy against non-profit organizations receiving funds if they are participating in political protests and expressed that the City should remain neutral.

David Nefouse, City Attorney, provided clarification on the criteria that is set by the City.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Bedolla to adopt **Resolution 2025-204** 1) Amending the fiscal year 2024-2025 allocation amounts approved in Resolution No. 2024-032, as follows: A) increase the Community Development Block Grant awards from \$506,211 to \$527,994, and B) reduce the Home Investment Partnership Program awards from \$181,610 to \$143,836 with adjustments to the subrecipient awards of both programs to reflect the final allocations determined by the United States Department of Housing and Urban Development; 2) authorizing the City Manager, or their designee to execute funding agreements with subrecipients for both programs; and 3) appropriating the full allocation to the Community Development Block Grant (CDBG) fund budget for fiscal year 2025-26. Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

1.E. Staff recommends that the City Council adopt an Ordinance;

- 1) approving an amendment to the Tracy Hills Specific Plan related to maximum building height in the Light Industrial Zone and the addition of Appendix E – Design Guidelines for the Tracy Hills Commerce Center (Application Number SPA21-0004); and
- 2) determining that based on the Environmental Impact Report that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan, and the consistency analysis and environmental checklist prepared by the City for the Tracy Hills Commerce Center Project in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, no further environmental document is required, pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2)

Alice English expressed opposition to the item; shared that there was no clarification on the questions that Council Member Evans had asked; noted that no Council Members asked about the addition of a bike lane; and requested that this item come back to the City Council.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to adopt **Ordinance 1359** 1) approving an amendment to the Tracy Hills Specific Plan related to maximum building height in the light industrial zone and the addition of Appendix E – Design Guidelines For The Tracy Hills Commerce Center (application number SPA21-0004); and 2) determining that based on the Environmental Impact Report that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan, and the consistency analysis and environmental checklist prepared by the City for the Tracy Hills Commerce Center Project in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, no further environmental document is required, pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2). Roll call found Council Members Bedolla and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; Council Member Evans opposed; motion passed and so ordered.

2. ITEMS FROM THE AUDIENCE – Amy Benton shared that an unhoused community member was hit by a car and requested that a streetlight be added near the shelter.

Robert Tanner expressed frustration over the use of illegal fireworks and urged the City Council to make all fireworks illegal.

Richard Williams thanked the City Council and staff for making the streets of Tracy safer for all.

Barbara McVey expressed frustration about the feral cats throughout the City and shared information regarding a community member who incurred costs to spay and neuter cats.

Alice English expressed frustration about the presentation from Surland and indicated that staff and the City Council had not had the opportunity to review the item prior to the meeting.

A Community Member expressed concern about traffic and increased vehicles in the downtown area related to the potential building of an affordable senior living facility where the West Side Market is located.

Rami Lewis expressed frustration about the approval of the Tracy Commerce Center.

3. REGULAR AGENDA

3.A. The City of Tracy Planning Commission recommends the City Council hold a public hearing, and upon its conclusion, take the following actions:

1. Introduce an Ordinance (a) Approving a zoning text amendment adding Article 9.5, Small Lot Residential Zone, to Chapter 10.08 of Title 10 of the Tracy Municipal Code, Sections 10.08.1471 through 10.08.1479; and (b) Determining the zoning text amendment creating the Small Lot Residential (SLR) Zone is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(B)(3) pertaining to projects that do not have the potential for causing a significant effect on the environment;

2. Introduce an Ordinance (a) Approving a rezone from Light Industrial to Small Lot Residential Zone for the Triway Project site, consisting of four parcels totaling approximately 22.6 acres located at 200 Valpico Road, Assessor's Parcel Numbers 246-130-03, 04, 05, and 06; and (b) Determining the proposed rezone is exempt from CEQA pursuant to CEQA Guidelines Section 15183 pertaining to projects consistent with the General Plan Environmental Impact Report (EIR); and

3. Adopt a resolution (a) Approving a Vesting Tentative Subdivision Map for the Triway Project site to create 275 residential lots and several common area parcels; (b) Approving a development review permit for the architectural design of the Triway Project consisting of 324 homes of mixed housing types; and (c) Determining the proposed Triway Project Vesting Tentative Subdivision Map and Development Review Permit are exempt from CEQA pursuant to CEQA guidelines Section 15183 pertaining to projects consistent with the General Plan EIR.

Mayor Arriola opened the Public Hearing.

Craig Hoffman, Senior Planner, provided the staff report.

Council Members offered comments and questions.

There were no public comments.

Mayor Arriola closed the 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 proposed ordinance (a) Approving a zoning text amendment adding Article 9.5, Small Lot Residential Zone, to Chapter 10.08 of Title 10 of the Tracy Municipal Code, Sections 10.08.1471 through 10.08.1479; and (b) Determining the zoning text amendment creating the Small Lot Residential (SLR) Zone is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(B)(3) pertaining to projects that do not have the potential for causing a

significant effect on the environment. Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to waive full reading of text and introduce proposed ordinance (a) Approving a rezone from Light Industrial to Small Lot Residential Zone for the Triway Project site, consisting of four parcels totaling approximately 22.6 acres located at 200 Valpico Road, Assessor's Parcel Numbers 246-130-03, 04, 05, and 06; and (b) Determining the proposed rezone is exempt from CEQA pursuant to CEQA Guidelines Section 15183 pertaining to projects consistent with the General Plan Environmental Impact Report (EIR). Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt **Resolution 2025-205** (a) Approving a Vesting Tentative Subdivision Map for the Triway Project site to create 275 residential lots and several common area parcels; (b) Approving a development review permit for the architectural design of the Triway Project consisting of 324 homes of mixed housing types; and (c) Determining the proposed Triway Project Vesting Tentative Subdivision Map and Development Review Permit are exempt from CEQA pursuant to CEQA guidelines Section 15183 pertaining to projects consistent with the General Plan EIR. Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

- 3.B. Staff recommends that the City Council 1) conduct a Public Hearing and receive testimony regarding the renewal of the Downtown Tracy Community Benefit District, and 2) adopt a Resolution of Formation.

Mayor Arriola opened the Public Hearing.

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

Council Members offered comments and questions.

Chris Hewitt thanked the Tracy City Center Association (TCCA) and City staff who have collaborated on this endeavor.

Domingo Ramos expressed support for the renewal; requested that some changes be made; expressed concern about TCCA's election of new board members and lack of oversight; and requested that TCCA hold elections and include a City of Tracy staff representative.

Alice English expressed agreement with sentiments of the previous speaker and shared that more transparency and updated bylaws are needed.

Jenny Moore expressed agreement with assisting TCCA and concern about transparency and indicated that City representation is needed and that the TCCA board needs to be complete for future growth.

Ray Cose, TCCA Board Member, acknowledged the challenges that the board has faced due to board members' retirements; indicated that there was a meeting during which line items on the budget were reviewed; and urged the downtown community to run for the board.

Gabriella Rodriguez-Machuca expressed support for district renewal; shared that the merchants do not have a vote in this process; indicated that she would like the voices of merchants heard; and asked what steps can be taken to support merchants so that the downtown can continue to prosper.

Mayor Arriola closed the Public Hearing and recessed the meeting at 8:27 p.m. to allow the City Clerk to tabulate ballots.

Mayor Arriola reconvened the Meeting at 8:44 p.m.

April B. A. Quintanilla, City Clerk, announced that of the ballots received: 80.624% were cast in support of and 19.376% were cast in opposition to the renewal of the Downtown Tracy Community Benefit District.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to adopt **Resolution 2025-206** resolution of formation approving and renewing the Downtown Tracy Community Benefit District. Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

3.C The City of Tracy Planning Commission recommends the City Council conduct a public hearing, and upon its conclusion, take the following actions:

1. Adopt a resolution that (A) certifies an Environmental Impact Report (EIR) and adopts a mitigation monitoring and reporting program (MMRP), findings of fact and a statement of overriding considerations for the annexation and development of the Schulte Warehouse project, which consists of approximately 20.92 acres located at 16286 West Schulte Road and annexation, but not development, of an adjacent one acre parcel located at 16310 West Schulte Road, (B) approves a Development Review Permit for 16286 West Schulte Road Property for construction of a 217,466 square foot industrial warehouse building, provided that the Development Review Permit will not be effective until the first day following the effective date of Local Agency Formation Commission's (LAFCo) approval of the annexation of the Property to the City, and (C) authorizes the City Manager to submit a petition to the San Joaquin County LAFCo to annex that certain 21.92 acres located at 16286 and 16310 West Schulte Road bearing Assessor's Parcel Numbers 209-230-25 and 209-230-26 (Combined Property) to the City of Tracy; and

2. Introduce and adopt an ordinance that approves the pre-zoning of the Combined Property to Light Industrial (M1).

Mayor Arriola opened the Public Hearing.

Victoria Lombardo, Senior Planner Community and Economic, Development Department, and Elise Laws, Consultant with DeNovo Planning Group, provided the staff report.

Abbie Wertheim with the Panattoni Development Company represented the project applicant.

Jason Lindsey, representative from the District Council of Iron Workers, requested that the City Council support this item.

Liz Sutton, representative from Sheet Metal Worker Local 104, urged the City Council to support this item.

There were no Council comments and questions.

Mayor Arriola closed the Public Hearing.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to adopt **Resolution 2025-207** that (1)certifies an Environmental Impact Report, adopting findings and a statement of overriding considerations, and adopting a mitigation monitoring and reporting plan for the annexation of 21.92-acre properties located at 16286 and 16310 West Schulte Road bearing Assessor's Parcel Numbers 209-230-25 and 209-230-26, and development of an industrial building on a 20.92 acre property located at 16286 West Schulte Road bearing Assessor's Parcel Number 209-230-25, all in accordance with the requirements of the California Environmental Quality Act; and (2). approving a development review permit for that certain development property 20.92-acre property located at 16286 West Schulte Road bearing Assessor's Parcel Number 209-230-25 to take effect on the first day following the effective date of the San Joaquin County Local Agency Formation Commission's approval of the annexation of the combined property to the City Of Tracy; and (3) approving the submittal of a petition to the San Joaquin County Local Agency Formation Commission for the annexation of the combined property to the City Of Tracy. Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to waive full reading of text and introduce proposed ordinance 1) approving the pre-zoning of that certain 20.92-acre property located at 16286 West Schulte Road bearing Assessor's Parcel Number 209-230-25 and that certain 1.0-acre property located at 16310 West Schulte Road bearing Assessor's Parcel Number 209-230-26 to light industrial (M-1); and 2) determining that the actions authorized by this Ordinance were adequately evaluated by that certain Environmental Impact Report and statement of overriding considerations certified and adopted by the City Council on September 2, 2025, in full compliance with the California Environmental Quality Act. Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

- 3.D. Staff recommends that the City Council provide direction on opposing the City Managers Sales Tax Working Group's proposed recommendations to change the allocation of the Bradley-Burns 1% sales tax on e-commerce transactions.

Sara Castro, Director of Finance, provided the staff report.

Council Members offered comments and questions.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to support the recommendation of City Staff in opposition of the City Managers Sales Tax Working Group's proposed recommendations to change the allocation of the Bradley-Burns 1% sales tax on e-commerce transactions. Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

4. ITEMS FROM THE AUDIENCE – Alice English thanked staff for all their hard work; expressed hope that staff brings jobs to the City and consider the types of jobs that are brought to Tracy so that residents do not need to commute; and asked for the City Council to be consistent with its decisions.

5. STAFF ITEMS – Midori Lichtwardt, City Manager, shared the following:

- Staff has received reports of Tracy residents receiving calls from someone claiming to be a collection agency contracted by the City to collect delinquent water or sewer charges. These calls are not from the City of Tracy. If you receive one of these calls: do not give out personal or payment information. If you have questions or concerns, contact a customer service representative, by calling 209-831-6800 or emailing customerservice@cityoftracy.org.
- Join staff for the ribbon-cutting ceremony for Daniel Ray Schack Park, located in the Tracy Hills Community, on Thursday, August 21, 2025, from 5:00 p.m. to 6:00 p.m., located at 2982 Frost Street.
- Registration is now open for fall Parks and Recreation programming. Register today at <https://www.tracyartsandrec.com/>.
- Congressman Josh Harder was present in Tracy on August 18, 2025, to view the new Real Time Crime Center, a new tool for early crime detection and apprehension of criminals.
- Per Police Chief Sekou Millington, the first Animal Shelter Olympics involving five Animal Services Agencies throughout the Central Valley, was held on Saturday, August 16, 2025. Of the four events held, the Tracy Animal Shelter won bronze in two categories and Tracy will host these Olympic Games in 2026.
- The first Hot Pawgust Nights Car Show was held on Sunday, August 17, 2025. Over 70 cars, 25 vendors, and over 600 community members were in attendance; one dog and eight cats were adopted, and two dogs are in the foster-to-adopt program.

6. COUNCIL ITEMS – Council Member Bedolla requested that the following items be placed on the agenda for the regular City Council Meeting on September 2, 2025:

- a. The purchase of the administrative office at the Temporary Emergency Housing Facility; and

- b. The PATH, the technical assistance marketplace item to complete the medical respite program.

Mayor Pro Tem Abercrombie expressed support for the request.

Council Member Bedolla requested clarification on the aquatic center item and asked whether the item will be heard by the Parks and Community Services Commission before coming back to the City Council.

Arturo M. Sanchez, Assistant City Manager, clarified the original direction outlined in the motion made by Mayor Arriola during the August 19, 2025, Special Meeting – Workshop.

L. David Nefouse, City Attorney, clarified what specific items will need to go to the Parks and Community Services Commission.

Council Member Evans asked whether the cost comparison findings could be presented to the Parks and Community Services Commission before returning to the City Council.

Assistant City Manager Sanchez indicated that the process would be at the direction of the City Council.

Council Members Bedolla and Evans expressed support for the cost comparison findings to be presented to the Parks and Community Services Commission before returning to the City Council.

Assistant City Manager Sanchez indicated that Rosenberg's Rules would permit a motion to reconsider with a friendly amendment to redirect the cost comparison findings to the Parks and Community Services Commission before presentation to the City Council.

Mayor Pro Tem Abercrombie inquired about the timeline for the aquatic center item.

ACTION: Motion was made by Council Member Bedolla and seconded by Mayor Arriola to reconsider the original motion to amend the motion to direct staff to bring the item and the cost comparison findings first to the Parks and Community Services Commission prior to bringing the item to the City Council. Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.¹

Council Member Bedolla requested more information as to how to assist the community with the feral cats and if staff can start thinking about lighting on Arbor Road.

Assistant City Manager Sanchez clarified that the Arbor Road issue was being discussed with staff to identify potential options and sought clarification of whether the City Council would like the Group 4 item to come back concurrently with the analysis.

Mayor Arriola indicated that the City Manager can bring the item back quickly and as appropriate and there was consensus among the City Council.

¹ The City Council's action under Item 6 amended the City Council's original action during agenda Item 5.A of the Special City Council Meeting on August 19, 2025.

Discussion on the aquatic center and the progression of the process continued.

Midori Lichtwardt, City Manager, indicated that, barring any delays or unknowns at this moment unrelated to the developer, staff will endeavor to bring back the Group 4 item on September 16, 2025, as tentatively planned; concurrently run a fiscal analysis on the plan that was heard; and bring any action items the City Council may have for the Group 4 item on September 16, 2025.

Mayor Pro Tem Abercrombie requested support for consideration of naming the soccer fields at Legacy Fields after Shirley Thompson. Council Member Evans expressed support for the request.

Mayor Pro Tem Abercrombie requested support for consideration of naming the baseball fields at Legacy Fields after Supervisor Robert Rickman. Council Member Evans expressed support for the request.

Mayor Pro Tem Abercrombie requested support for consideration of naming an area at the Tracy Sports Complex after Brent Ives. Council Member Nygard expressed support for the request.

Mayor Arriola requested clarification of the public amenities naming policy and its application to Mayor Pro Tem Abercrombie's requests. Midori Lichtwardt, City Manager, indicated that staff would review the existing policy to determine if there is an applicable option or return to the City Council with proposed language to allow the City Council to discuss and take action.

Mayor Pro Tem Abercrombie requested that constituents please reach out if they have questions.

Council Member Nygard shared that, during the legislative break, a meeting with staff, Mayor Arriola, and Scott Knight, Chief Executive Officer of Sutter Health, was held to support the hospital being built. Council Member Nygard also shared that she had attended the Police Department event with Mayor Arriola and Congressman Josh Harder, the Community College State of the District, and the two tours of new union halls in Tracy that are offering apprenticeship programs in Tracy.

Mayor Arriola shared the June Mayor's Report and indicated that he should have the July Mayor's Report by the next regular or special Council Meeting and requested support to update the Council Meeting Protocols and Code of Conduct, specifically to facilitate updates to the layout of the agenda to ensure efficient meetings out of respect of the public's time. Mayor Pro Tem Abercrombie expressed support for the request.

Mayor Arriola announced that a special Council Meeting will be held on August 26, 2025, at 6:00 p.m.

7. ADJOURNMENT – Time: 9:46 p.m.

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

The above agenda was posted at the Tracy City Hall on August 14, 2025. The above are action minutes. A recording is available at the office of the City Clerk

Mayor

ATTEST:

City Clerk