

**TRACY CITY COUNCIL****REGULAR MEETING AGENDA****Tuesday, October 7, 2025, 7:00 P.M.**

A quorum of the City Council will be in attendance at Tracy City Hall, Council Chambers, 333 Civic Center Plaza, Tracy, CA 95376

And a Council Member will attend remotely at the following location:
Hotel Galería Plaza Reforma, Hamburgo 195, Juárez, Cuauhtémoc, 06600, Cuauhtémoc, CDMX, Mexico
Web Site: www.cityoftracy.org

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).

MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:

As always, the public may view the City Council meetings live on the City of Tracy's website at CityofTracy.org or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select "[Meeting Videos](#)" under the "City Council" section.

If you only wish to watch the meeting and do not wish to address the Council, the City requests that you stream the meeting through the City's website or watch on Channel 26.

Remote Public Comment:

During the upcoming City Council meeting, public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Online by visiting <https://cityoftracyevents.webex.com>** and using the following Event Number **2558 124 2246** and Event Password: **TracyCC**
 - **If you would like to participate in the public comment anonymously**, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - **Join by phone by dialing +1-408-418-9388, enter 25581242246#8722922#**
Press *3 to raise the Hand icon to speak on an item.
- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "Consent Calendar," "Items from the Audience/Public Comment," or "Regular Agenda" portions of the agenda:*
 - 1) *Listen for the Mayor to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - 2) *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*

- *Comments for the "Consent Calendar," "Items from the Audience/Public Comment," or "Regular Agenda" portions of the agenda will be accepted until the public comment for that item is closed.*
- *Comments received on Webex outside of the comment periods outlined above will not be included in the record.*

Americans With Disabilities Act - The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Council meetings. Persons requiring assistance or auxiliary aids should call City Hall (209-831-6105) 24 hours prior to the meeting.

Addressing the Council on Items on the Agenda - The Brown Act provides that every regular Council meeting shall provide an opportunity for the public to address the Council on any item within its jurisdiction before or during the Council's consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Council to conduct its business as efficiently as possible, members of the public wishing to address the Council are requested to, but not required to, hand a speaker card, which includes the speaker's name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the City Council begins its consideration of an item, no more speaker cards will be accepted. An individual's failure to present a speaker card or state their name shall not preclude the individual from addressing the Council. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the "Items from the Audience/Public Comment" portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer's discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Consent Calendar - All items listed on the Consent Calendar are considered routine and/or consistent with previous City Council direction. One motion, a second, and a roll call vote may enact the items listed on the Consent Calendar. No separate discussion of Consent Calendar items shall take place unless a member of the City Council, City staff or the public request discussion on a specific item.

Addressing the Council on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council's Meeting Protocols and Rules of Procedure provide that in the interest of allowing Council to have adequate time to address the agendized items of business, "Items from the Audience/Public Comment" following the Consent Calendar will be limited to 15-minutes maximum period. "Items from the Audience/Public Comment" listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Council Members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Council. When members of the public address the Council, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

Notice - A 90 day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90 day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a City Council action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the City Council prior to or at the public hearing.

Full copies of the agenda are available on the City's website: www.cityoftracy.org

Date Posted: October 2, 2025

CALL TO ORDER

ACTIONS, BY MOTION, OF CITY COUNCIL PURSUANT TO AB 2449, IF ANY

ROLL CALL AND DECLARATION OF CONFLICTS

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENTATIONS

1. Employee of the Month
2. Certificates of Appointment for Youth Advisory Commission Members (Youth)
3. Certificates of Recognition for Enlistments to the United States Army and Air Force
4. Proclamations: Domestic Violence Awareness and Prevention Month
5. Proclamation: Code Enforcement Officer Appreciation Week
6. Oaths of Office for Lateral Police Officers

ORDER OF BUSINESS

1. CONSENT CALENDAR

- 1.A. Adoption of August 26, 2025, Special Meeting Minutes and September 16, 2025, Special and Regular Meeting Minutes.
 - 1.A - 08-26-2025 - Special Meeting Minutes.pdf
 - 1.A - 09-16-2025 - Special Meeting Minutes.pdf
 - 1.A - 09-16-2025 - Regular Meeting Minutes.pdf
- 1.B. Staff recommends that the City Council adopt an Ordinance approving an amendment to the I-205 Corridor Specific Plan amending the I-205 Corridor Specific Plan boundary to include the 0.46-acre parcel located at 3055 N. Corral Hollow Road, Assessor's Parcel Number 212-260-09 (parcel), and designate parcel as General Commercial, and increase the maximum floor area ratio for hotels and motels from 0.6 to 1.0. Application Number SPA23-0001.
 - 1.B - Staff Report - Ordinance 2nd Read - Candlewood.pdf
 - 1.B - Ordinance - Candlewood.pdf
- 1.C. Staff recommends that the City Council adopt an Ordinance approving an amendment to the Tracy Hills Specific Plan modifying Appendix D, adding Appendix F and modifying Section 2 of the Specific Plan For The Residential Zoning and Development Standards for the Tracy Hills Phase 1C Project Application Number SPA22-0001.
 - 1.C - Staff Report - Ordinance 2nd Read - Tracy Hills 1C.pdf
 - 1.C - Ordinance - Tracy Hills 1C.pdf

- 1.D. Staff recommends that the City Council, by motion, appoint Ubbo Coty as the next qualified applicant from the existing eligibility list to fill the vacant position on the Transportation Advisory Commission for (1) the remainder of the current term, beginning on the date of appointment and expiring on April 30, 2026, and (2) an additional four-year term beginning on April 30, 2026 and expiring on April 30, 2030.

[1.D - Staff Report - Commission Appointment - Transportation Advisory Commission.pdf](#)

- 1.E. City Council adopt a resolution:

1) approving the updated Sanitary Sewer Management Plan in accordance with the State Water Resources Control Board's (SWRCB) Statewide General Waste Discharge Requirements for Sanitary Sewer Systems; and

2) authorizing the City Manager or their designee to implement the SSMP and submit all necessary certifications and documents as required by the SWRCB.

[1.E - Staff Report - Sanitary Sewer Management Plan Update 2025.pdf](#)

[1.E - Resolution - Sanitary Sewer Management Plan Update 2025.pdf](#)

- 1.F. Staff recommends that the City Council adopt a Resolution adopting an amended Operating and Capital Budget for the Fiscal Year ending June 30, 2025, and making such amended budget to be retroactively effective.

[1.F - Staff Report - FY2024-25 Quarter 4 Budget.pdf](#)

[1.F - Resolution - FY2024-25 Quarter 4 Budget.pdf](#)

- 1.G. Staff recommends that the City Council adopt a resolution (1) accepting public waterline improvements for West Parkway Village as complete and assuming all future operations and maintenance, (2) authorizing the City Engineer to release improvement security in accordance with the Subdivision Improvement Agreement, and (3) authorizing the City Clerk to file the Notice of Completion with the San Joaquin County Recorder's Office.

[1.G - Staff Report - Accept Public Waterline Improvements West Parkway Village.pdf](#)

[1.G - Resolution - Accept Public Waterline Improvements West Parkway Village.pdf](#)

- 1.H. Staff recommends that the City Council adopt a Resolution:

(1) Waiving the review of the Tracy Homelessness Advisory Committee per Section 4.3.1 and 4.3.2 in the Council Meeting Protocols and Rules of Procedure adopted by revised Resolution number 2023-102 for approving a contract amendment and related ancillary action for the Professional Service Agreement (PSA) with Health Management Associates, Inc. (HMA); and

(2) Approving an Amendment No. 1 to the PSA to increase the not-to-exceed amount to \$59,450 and extending the term from December 31, 2025, to June 30, 2026, to cover Fiscal Year 2025-2026 and approving payments for the invoices in the amounts of \$10,389, \$12,305 and \$11,995 for services provided through August 31, 2025; and

(3) Accepting the Technical Assistance Grant in the form of services funded by the California Department of Health Care Services (DHCS) with a dollar amount equivalent to \$149,824 and authorizing HMA, a DHCS-approved vendor, to receive reimbursements from this grant for services rendered pursuant to the abovementioned PSA.

[1.H - Staff Report - Amendment to PSA-HMA.pdf](#)
[1.H - Resolution - Amendment to PSA-HMA.pdf](#)

1.I. Staff recommends that City Council adopt resolutions 1) approving the declaration of various vehicles and equipment as surplus and approving their disposition pursuant to Tracy Municipal Code Section 2.20.310 and 2) approve the purchase of multiple pieces of replacement equipment and new equipment, in the amount of \$214,206 including the execution of One (1) separate Purchase Agreement with Cal Line Equipment, Inc. utilizing the Sourcewell Cooperative Program.

[1.I - Staff Report - 2025-26 Vehicle Surplus and Replacement Purchase.pdf](#)
[1.I - Resolution 1 - 2025-26 Vehicle Surplus and Replacement Purchase.pdf](#)
[1.I - Resolution 2 - 2025-26 Vehicle Surplus and Replacement Purchase.pdf](#)

1.J. Staff recommends that the City Council adopt a Resolution authorizing the purchase of two (2) new 2025 Ford Maverick Hybrids and one (1) Ford E-Transit Passenger Van from Fremont Ford in the amount of \$180,121 for the Police Department.

[1.J - Staff Report - PD Vehicle Purchase.pdf](#)
[1.J - Resolution - PD Vehicle Purchase.pdf](#)

1.K. Staff recommends that the City Council adopt a Resolution 1) Accepting a Donation and Installation of a Monument Sign Renaming the Ellis Dog Park in Honor of K9 Officer Duke, which has a value of \$15,710, in Accordance with the City's Donation Policy Adopted by Resolution 2021-108; and 2) Authorizing the City Manager to sign the Acceptance Letter.

[1.K - Staff Report - Duke Monument Donation.pdf](#)
[1.K - Resolution - Duke Monument Donation.pdf](#)

2. ITEMS FROM THE AUDIENCE

3. PUBLIC HEARINGS

3.A. Staff recommends that the City Council conduct a Public Hearing to receive comments regarding the temporary road closure of the International Parkway between Berkeley Road and Promontory Parkway during the construction of the International Parkway Bridge Replacement and Expansion over the Delta-Mendota Canal, Capital Improvement Project 73148, and, upon conclusion of the hearing, adopt a resolution:

1) approving such temporary road closure for the International Parkway Bridge Replacement and Expansion, Capital Improvement Project 73148, for a period

of up to eleven (11) months to mitigate traffic safety concerns and facilitate construction of the Project, and

2) authorizing the submission of required documents to the Economic Development Administration (EDA) for consideration of the Federal Grant Award Environmental Narrative for ED 900C G.1 updating for the International Parkway Bridge during demolition, replacement, and expansion of the Delta-Mendota Canal crossing, and

3) accepting that the temporary road closure is within the scope of the development program evaluated in the Cordes Ranch Specific Plan Environmental Impact Report, and no subsequent action is required pursuant to Section 15162 of the California Environmental Quality Act guidelines, under Section 15168(c), and the National Environmental Policy Act Environmental Assessment prepared by the Economic Development Administration dated January 19, 2021.

[3.A - Staff Report - International Pkwy Road Closure CIP 73148.pdf](#)

[3.A - Resolution - International Pkwy Road Closure CIP 73148.pdf](#)

[3.A - Presentation - International Pkwy Road Closure CIP 73148.pdf](#)

4. REGULAR AGENDA

4.A. Staff recommends that the City Council adopt a resolution 1) authorizing the issuance and sale of special tax bonds for the purpose of financing authorized facilities and 2) approving and authorizing related documents and actions for Improvement Area No. 3 of the City of Tracy Community Facilities District No. 2016-2.

[4.A - Staff Report - IA3 Ellis CFD Bonds 2016-2.pdf](#)

[4.A - Resolution - IA3 Ellis CFD Bonds 2016-2.pdf](#)

4.B. Staff recommends the City Council consider the three (3) names recommended by the Parks and Community Services Commission and select one (1) for the naming of the Multi-Generational Recreation Center.

[4.B - Staff Report - Multi-Generational Rec Center Naming.pdf](#)

[4.B - Resolution - Multi-Generational Rec Center Naming.pdf](#)

[4.B - Presentation - Multi-Generational Rec Center Naming.pdf](#)

5. ITEMS FROM THE AUDIENCE

6. STAFF ITEMS

7. COUNCIL ITEMS

8. ADJOURNMENT