

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

**August 26, 2025, 6:00 p.m.**

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

1. Mayor Arriola called the Meeting to order at 6:02 p.m.
2. There were no actions taken pursuant to AB 2449.
3. Roll Call and Declaration of Conflicts – Council Members Evans and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola were present. Council Member Bedolla was absent from Roll Call. City Council had no declarations of conflict.

Council Member Nygard pulled Agenda Item 7 and requested that the item be presented at the regular Council Meeting on September 2, 2025.

4. Items from the Audience – Victor Chau shared that there were no lights flashing on the railroad crossing on Linne Road and requested that someone please investigate the matter.

Council Member Bedolla entered the Meeting at 6:22 p.m.

Mayor Arriola indicated that the order of agenda items would be changed.

6. City Council discuss and provide direction to staff regarding the potential drafting of a Project Labor Agreement (“PLA”) to be applied to select City-funded construction projects or consider analogous alternatives such as an update to the procurement policy and municipal code to reward bidders who guarantee a certain percentage of local workers and a community workforce apprenticeship program.

L. David Nefouse, City Attorney, and Kimberly Murdaugh, Director of Human Resources presented the staff report.

Council Members provided comments and asked questions.

Sixteen (16) Community Members spoke, and all were in support of this item.

Mayor Arriola called a recess at 7:10 p.m.

Mayor Arriola reconvened the Meeting at 7:13 p.m.

**Action:** Motion was made by Mayor Pro Tem Abercrombie to direct staff to enter into negotiations with the San Joaquin Building Trade Council regarding a community workforce training agreement and, at the same time, direct staff to update ordinances related to this process and provide an analysis regarding the concerns raised and provide an update within 90 days, that doesn't mean it's finalized in 90 days, just an update.

Arturo M. Sanchez, Assistant City Manager, provided clarification that the update will be regarding the analysis that staff conducts on the potential impact related to the analysis that we have done.

Council Member Evans proposed a friendly amendment to the motion to ensure that we also bring back an analysis on federal funding vehicles language that would be included in the PLA to ensure the City is not going to miss out on federal funding and, additionally, to ensure that staff provides analysis on future CIP projects and what the potential impacts would be of the PLA.

Mayor Pro Tem Abercrombie accepted the friendly amendment.

**Action:** Motion was made by Mayor Pro Tem Abercrombie, as amended by Council Members Evans, and seconded by Council Member Nygard to direct staff to enter into negotiations with the San Joaquin Building Trade Council regarding a community workforce training agreement and, at the same time, direct staff to update ordinances related to this process and provide an analysis regarding the concerns raised and provide an update within 90 days, that doesn't mean it's finalized in 90 days, just an update; and to ensure that we also bring back an analysis on federal funding vehicles language that would be included in the PLA to ensure the City is not going to miss out on federal funding and, additionally, to ensure that staff provides analysis on future CIP projects and what the potential impacts would be of the PLA. Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

5. City Council Discuss and Consider Transition from At-Large Election of the City Council to District-Based Elections and Consider Adopting a Resolution Declaring Its Intention To Transition to District Elections Beginning with the November 2026 General Election.

L. David Nefouse, City Attorney, and April B. A. Quintanilla, City Clerk, presented the staff report.

Consultants, Michael Wagaman from Wagaman Strategies and Kristen Rogers from Olson Remcho, provided the presentation.

Council Members provided comments and asked questions.

Pat Howell expressed support for districting, indicating that districting provides the opportunity for those community members that feel disconnected to engage with someone from their area, and preventing a potential lawsuit.

Pete Mitracos suggested that rather than five (5) districts, the City Council should consider seven (7) districts, as the community reach would be greater, and the process would be more democratic. Pete also suggested that the Mayor's seat be rotated amongst the Council Members, as this would be conducive to collegiality amongst the Council Members.

Burnell Shull expressed opposition to districting and asked what happens to districts as more homes are built, indicating that districting would be problematic if no one from a district is willing to run, and asked if districts will be added as the City grows.

Alice English expressed opposition to districting, noting the difficulties that the school board faced when they had districts in which there were no candidates, and urged the City Council to wait until 2028 elections and do a primary election for the Mayor, then the general election for all the districts. Alice English requested seven districts for the City.

Tim Silva expressed opposition to districting, suggesting that districting may potentially limit voters, and indicated that he prefers an at-large voting model, as he does not want representatives from individual districts to, potentially, only represent the interests of their specific district.

Melissa Barrett expressed support for districting, indicating that this model promotes and strengthens fair representation and enhances voices of marginalized communities, and encouraged the City Council to educate, involve, and engage the community through the process.

Rosario Arulappan expressed opposition to districting, indicated that this topic is a waste of money and that the funds should be focused on other items that are needed in the City, such as a new school, infrastructure, and business needs in the community.

Council Members provided comments and asked questions.

**Action:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to adopt **Resolution 2025-208**, A Resolution of the City Council of the City of Tracy Declaring Its Intent to Transition from At-Large to By-District Council Member Elections Under Elections Code § 10010. Roll call found Council Members Bedolla Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

7. Discuss whether the City Council would like to form an Ad-Hoc Sustainability Committee.  
**ITEM PULLED TO BE HEARD ON SEPTEMBER 2, 2025**
8. Council Items and Comments – Mayor Pro Tem Abercrombie indicated that there had been a readjustment in the cost of upgrading fire radio systems and requested support for an item to be brought to the City Council at the next City Council Meeting to increase the budget for the readjustment in the cost of upgrading fire radio systems. Council Members Bedolla and Evans supported the request.

Council Member Nygard addressed comments that were made by a Community Member at the August 19, 2025, Council Meeting.

9. Adjournment: Time: 8:24 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 25, 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