

TRACY CITY COUNCIL - REGULAR MEETING MINUTES

September 16, 2025, 7:00 p.m.

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

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 were present. City Council had no declarations of conflict.

Mayor Arriola led the Pledge of Allegiance.

Pastor Kal Waetzig, St. Paul's Lutheran Church, offered the invocation.

Midori Lichtwardt, City Manager, presented the September 2025 Employee of the Month award to Robert Rosenberg IT Manager, Innovation and Technology Department.

Mayor Arriola presented the National Hispanic Heritage Month Proclamation to Anita McManus, Board President, Southside Community Organization.

Mayor Arriola presented Orlando Davis and Rubi Martinez with Certificates of Appointment to the Environmental Sustainability Commission.

1. CONSENT CALENDAR – Council Member Nygard announced that she would recuse herself from voting on Item 1.B. and Robert Tanner pulled agenda item 1.R.

Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt the Consent Calendar, excluding Item 1.R. Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola in favor, with Council Member Nygard recusing herself from the vote on Item 1.B.; passed and so ordered.

- 1.A. Adoption of September 2, 2025, Special Meeting and Regular Meeting Minutes.
– **Minutes were adopted**

- 1.B. Staff recommends that the City Council adopt a resolution: 1) approving the award of the Mayor's Community Youth Support Network Reconnecting Our Youth grants for fiscal year 2025-2026 in the total amount of \$175,000 to seven non-profit organizations; and 2) authorizing the execution of the funding agreements for each grant. – **Resolution 2025-225**

- 1.C. Staff recommends that the 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) approving the purchase of multiple replacement vehicles and equipment, in the amount of \$1,462,594, including the execution of two (2) separate Purchase Agreements utilizing the Sourcewell Cooperative Program, as follows:

1. Rush Truck Centers, to provide two (2) Ford F-250, one (1) Ford F-350 and related accessories and supplies, for a not to exceed amount of \$215,411

2. Pape Machinery, to provide one (1) John Deere 334P-Tier Skid Steer and related accessories and supplies, for a not to exceed amount of \$97,753

3. Fremont Ford, to provide ten (10) Ford Explorer Hybrid vehicles, including upfitting, for a not to exceed amount of \$1,149,430. –

Resolution 2025-226 (Surplus of specific vehicles and equipment)

Resolution 2025-227 (Purchase of Ford trucks)

Resolution 2025-228 (Purchase of John Deere)

Resolution 2025-229 (Purchase of ten Ford explorers)

1.D. Staff recommends that the City Council adopt a resolution, 1) approving the execution of Amendment No. 3 to the Cooperative Agreement for Construction with the California Department of Transportation for the Interstate 580/Patterson Pass Road/International Parkway Diverging Diamond Interchange Project, Capital Improvement Project 73147, and, 2) granting authority to the City Manager to Execute Future Amendments to the Cooperative Agreement. – **Resolution 2025-230**

1.E. Staff recommends that the City Council adopt a resolution to approve Amendment No.1 to Professional Service Agreement with Dewberry Engineers, Inc. of Manteca, California, to provide additional construction management services for the Interstate 580/Patterson Pass Road/International Parkway Diverging Diamond Interchange Improvements, Capital Improvement Project 73147, by increasing the compensation by \$81,634 for a total revised contract not-to-exceed amount of \$4,380,592. – **Resolution 2025-231**

1.F. By resolution, the Mayor appoint, and the City Council approve, two youth Commissioners to the Environmental Sustainability Commission (ESC), for the remainder of a one-year term beginning on September 16, 2025, and ending on July 31, 2026, as recommended by the interview and selection panel, pursuant to the ESC Bylaws. – **Resolution 2025-232**

1.G. Staff recommends that the City Council adopt a resolution authorizing and approving (1) an amendment to the Member Agency Admission Agreement, executed on November 19, 2019, with Mark 43, Inc. and City of West Covina to extend the agreement expiration date to April 17, 2027; (2) approving the increase of the original not to exceed amount from \$1,047,536 to \$1,557,531; and (3) authorizing the amendment retroactively to November 18, 2024. – **Resolution 2025-233**

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

(1) awarding a construction contract for \$1,795,342 to United Pavement Maintenance, Inc. of Hughson, California, for the Annual Pavement Rehabilitation Project – Fiscal Year 2023/2024, Tracy Boulevard Pavement Rehabilitation, Capital Improvement Project 73193,

(2) accepting and appropriating the Surface Transportation Block Group / Regional Surface Transportation Program funds in the amount of \$1,883,894 to the Project,

(3) authorizing the City Manager to approve change orders up to the contingency amount of \$179,534, if needed, pursuant to Tracy Municipal Code section 2.20.090(b), and authorizing an overall not-to-exceed project budget of \$2,244,178,

(4) granting authority to the City Manager to execute permits, agreements, or documents necessary to facilitate the construction of the Project, and

(5) acknowledging the remaining funds to be used for the next phases of the Pavement Management Program. – **Resolution 2025-234**

1.I. Staff recommends that the City Council adopt a resolution:

1) approving a revised construction contingency amount not to exceed \$6,388,106 for the construction contract awarded to O.C. Jones & Sons, Inc. of Berkeley, California, pursuant to Resolution No. 2024-085, and

2) authorizing the City Manager to approve change orders up to the revised contingency amount, if needed. – **Resolution 2025-235**

1.J. Staff recommends that the City Council adopt a resolution:

(1) Approving the execution of a General Services Agreement with United Rentals (North America), Inc. for heavy-duty equipment rental services, with a term ending on June 30, 2028, and a not-to-exceed amount of \$500,000 per fiscal year; and (2) Authorizing the City Manager to administratively extend the agreement for up to an additional three (3) years, in any combination in length, based on satisfactory performance and the City's Council approved annual budget. – **Resolution 2025-236**

1.K. Staff recommends that the City Council (1) rescind City Council Resolution 2025-183 accepting and appropriating the \$267,000 State of California Office, California Highway Patrol, Cannabis grant award; (2) adopt a revised and amended resolution authorizing the acceptance of the State of California Office, California Highway Patrol, Cannabis grant award in the amount of \$269,609.11 to conduct extra patrols and traffic enforcement, and to purchase one prisoner transportation van, two electronic message boards, and two scene light kits; and (3) Appropriating the full grant funds to the Police Department Operational Budget for fiscal year 2025/2026. – **Resolution 2025-237**

1.L. Staff recommends that the City Council adopt a resolution: (1) determining that compliance with standard procurement processes is not in the best interests of the City pursuant to Tracy Municipal Code 2.20.180(b)(4) and dispensing such requirement for the actions herein, and; (2) approving a

General Services Agreement with SWARCO McCain, Inc., a California Corporation for the Upgrade and Maintenance of Traffic Management Center software, Capital Improvement Project 72118, for an initial term of three years and a total not-to-exceed amount of \$214,187, and; (3) authorizing an administrative extension of an additional term of two (2) years, contingent upon satisfactory performance and budget availability. – **Resolution 2025-238**

- 1.M. Staff recommends that the City Council adopt a Resolution: 1) approving the Compensation and Benefits plan for the Limited-Service Employees (LSE), and 2) authorizing an amendment to the City's Master Salary Schedule to reflect the terms of the Compensation and Benefits Plan. – **Resolution 2025-239**
- 1.N. Staff recommends that the City Council, by resolution, (1) accept public improvements for Ellis Phase 3 Town and Country, Tract 4007, constructed by LS -Tracy, LLC, a Delaware Limited Liability Company, and assume responsibility for the future maintenance and repair, subject to the completion of outstanding deficiency list work, (2) authorize the office of the City Engineer to release the Developer furnished bonds in accordance with the Subdivision Improvement Agreement, and (3) authorize the City Clerk to file Notice of Completion with the San Joaquin County Recorder's Office. – **Resolution 2025-240**
- 1.O. Staff recommends that the City Council adopt a Resolution approving a Purchase Agreement for goods, commodities and ancillary services with Terrapin Technology Group, Inc., utilizing OMNIA Partners cooperative purchase agreement for Purchase and installation of Verkada Cameras, Access Control and related Equipment, incorporating by reference contract Region 4 Educational Service Center contract R250206 with a not to exceed amount of \$1,500,000 per calendar year and the term ending on April 1, 2032. – **Resolution 2025-241**
- 1.P. Staff recommends that the City Council adopt a Resolution approving a Purchase Agreement for goods, commodities and ancillary services with Point One Electrical Systems, Inc., utilizing OMNIA Partners cooperative purchase agreement for Purchase and installation of Verkada Cameras, Access Control and related Equipment, incorporating by reference contract Region 4 Educational Service Center contract R250206 with a not to exceed amount of \$1,500,000 per calendar year and the term ending on April 1, 2032. – **Resolution 2025-242**
- 1.Q. Staff recommends that City Council adopt a Resolution (1) approving a Master Professional Services Agreement with Harris & Associates for program management services for an initial term of 3 years with a not-to-exceed fiscal year amount of \$800,000, and (2) approving a Master Professional Services Agreement with Harris & Associates for reimbursement and audit services for an initial term of 3 years with a not-to-exceed fiscal year amount of \$200,000, and (3) authorizing two administrative options to extend for one-year term each. – **Resolution 2025-243**

1.R. Staff recommends that the City Council adopt a resolution:

(1) Waiving the review of the Tracy Homelessness Advisory Committee per Sections 4.3.1 and 4.3.2 in the Council Meeting Protocols and Rules of Procedure adopted by revised Resolution number 2023-102 for the purchase of a pre-manufactured administrative modular building for administrative and case management functions at the Temporary Emergency Housing Facility (TEHF), from Mobile Modular Management Corporation, a division of McGrath RentCorp;

(2) Determining that compliance with the standard procurement process is not in the best interest of the City pursuant to Tracy Municipal Code Section 2.20.180(b)(4) for this purchase; and

(3) Approving a Purchase Agreement for Goods, Commodities, and Ancillary Services with Mobile Modular Management Corporation, a division of McGrath RentCorp, of Livermore, California, a California Corporation, for the pre-manufactured administrative modular building to be installed as part of Phase II-Site Improvements at the Temporary Emergency Housing Facility on Arbor Avenue, CIP 71112, at 370 W. Arbor Avenue, for a not-to-exceed amount of \$131,120.

Virginia Carney, Homeless Services Manager provided the staff report.

Robert Tanner expressed concerns regarding the allocation of federal grant funding and asked if those funds have already been dispersed to Tracy.

Virginia Carney, Homeless Services Manager clarified that funds have been received from the federal grant.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt **Resolution 2025-244** (1) Waiving the review of the Tracy Homelessness Advisory Committee per Sections 4.3.1 and 4.3.2 in the Council Meeting Protocols and Rules of Procedure adopted by revised Resolution number 2023-102 for the purchase of a pre-manufactured administrative modular building for administrative and case management functions at the Temporary Emergency Housing Facility (TEHF), from Mobile Modular Management Corporation, a division of McGrath RentCorp; (2) Determining that compliance with the standard procurement process is not in the best interest of the City pursuant to Tracy Municipal Code Section 2.20.180(b)(4) for this purchase; and (3) Approving a Purchase Agreement for Goods, Commodities, and Ancillary Services with Mobile Modular Management Corporation, a division of McGrath RentCorp, of Livermore, California, a California Corporation, for the pre-manufactured administrative modular building to be installed as part of Phase II-Site Improvements at the Temporary Emergency Housing Facility on Arbor Avenue, CIP 71112, at 370 W. Arbor Avenue, for a not-to-exceed amount of \$131,120. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie; and Mayor Arriola, all in favor; motion passed and so ordered.

2. **ITEMS FROM THE AUDIENCE:** Gerald Jeffs expressed concern about the way the City seems to be managing large projects and frustration with the lack of response from City staff regarding the proposals that he submitted to help educate staff.

Robert Tanner expressed frustration with illegal fireworks; requested that fines be increased and that safe and sane fireworks be eliminated; and shared that some injuries were sustained by some community members.

Steve Perry expressed concern about increased traffic safety on Lammers Road and Valpico Road and new home construction.

Rosario Arulappan from Tracy REACH (Residents Empowered Advocates of Change) events and invited the City Council and the community to upcoming events.

Alice English expressed frustration with the Aquatic Center presentation by Surland at the August 19, 2025, meeting and asked if the plans had been presented to staff.

Richard English suggested that there be a regular schedule for street sweeping, that signs be installed, and that cars be prohibited from parking on the street during the posted times.

Wes Huffman shared that he provided the City Council with an informal poll that he conducted regarding Measure V funds.

3. REGULAR AGENDA

Staff requested that the City Council continue Item 3.B. to the October 21, 2025, City Council Meeting.

- 3.B. Conduct a public hearing to receive public comment on the proposed extension of Vehicle Code enforcement authority within the private roadways of the Redbridge subdivision and accept the formal resolution from the Redbridge Owners' Association requesting such enforcement.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to continue Item 3.B. to the October 21, 2025, City Council Meeting. Roll call found Council Members Bedolla, Evans, and Nygard; Mayor Pro Tem Abercrombie; and Mayor Arriola all in favor; passed and so ordered.

- 3.A As required by the California Health and Safety Code section 116470(b) on drinking water, The City Council:

1. Conduct a public hearing; and upon conclusion of the report,

2. Adopt a resolution accepting the City of Tracy's 2025 Public Health Goals Triennial Report on drinking water.

Robin Kloepper, Management Analyst, Lea Emmons, Water Operations Superintendent, and C. David Umezaki, Consultant Principal Engineer from EKI Environment & Water, Inc. provided the staff report

Council Members offered comments and questions.

There were no public comments.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt **Resolution 2025-245** accepting the City of Tracy's 2025 Public Health Goals Triennial Report on drinking water. 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. Staff recommends that the City Council select, by consensus, the preferred Schematic Design option for the Aquatic Center, completed by Group 4 Architecture, Research + Planning, Inc., Capital Improvement Project 7805 and provide staff direction on next steps.

Richard Joaquin, Assistant Director, Parks, Recreation and Community Services and the following consultants provided the staff report: Dawn Merkes, Andrea Gifford, Garry Chubb, Geroge Deines from Group 4 Architecture, Research + Planning, Inc., and George Deines from Counsilman-Hunsaker & Associates.

Council Members offered comments and questions.

Sixteen (16) Community Members spoke on Item 3.C. and fifteen (15) were in support of the City-led plan and one was (1) opposed to the City-led plan.

ACTION: Motion was made by Mayor Arriola and seconded by Council Member Bedolla to select, by consensus, base project 2.A with all four (4) enhancements including a lazy river with an island as the preferred Schematic Design option for the Aquatic Center, completed by Group 4 Architecture, Research + Planning, Inc., Capital Improvement Project 7805 and direct staff to proceed with design development. 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 act as follows:

(1) By motion, designate a voting delegate and up to two alternate voting delegates for the League of California Cities (Cal Cities) 2025 Annual Conference and Expo General Assembly meeting; and

(2) Adopt the attached Resolution designating the voting delegate and up to two alternate voting delegates selected in the prior action for the Cal Cities 2025 Annual Conference and Expo General Assembly meeting.

April B. A. Quintanilla, City Clerk, provided the staff report.

Council Members offered comments and questions.

Public Comment – There were no public comments.

ACTION: Motion was made by Mayor Pro Tem Abercrombie and seconded by Mayor Arriola to designate Council Member Dotty Nygard as the voting delegate and Mayor Dan Arriola as the alternate voting delegate for the League of California Cities (Cal Cities) 2025 Annual Conference and Expo General Assembly meeting. 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 2025-246** designating Council Member Dotty Nygard as the voting delegate and Mayor Dan Arriola as the alternate voting delegate for the League of California Cities (Cal Cities) 2025 Annual Conference and Expo General Assembly meeting. 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: There were no items from the audience.

5. STAFF ITEMS: Midori Lichtwardt, City Manager provided upcoming events throughout the City:

- “Tri Inside the Triangle” will take place on Saturday September 20, 2025, from 9:00 a.m. to 12:00 p.m. at Dr. Powers Park. Visit <https://www.cityoftracy.org/Home/Components/Calendar/Event/5581/21?sortn=EName&npage=9&sortd=desc> for more information.
- East Side City Garage Sale will take place on Saturday, September 27, 2025. Visit <https://www.cityoftracy.org/our-city/departments/public-works/recycling-solid-waste/city-wide-garage-sale> for more information.
- September is Pedestrian Safety Month, and the Tracy Police Department would like to remind drivers to slow down and be alert of pedestrians.
- Galleries at the Grand will exhibit Refuge paintings by Caleb Dowdell from September 13, 2025, through October 25, 2025, and admission is free. Visit <https://atthegrand.org/exhibitions-programming/> for more information.
- 41st Annual Coastal Clean-Up is scheduled for September 20, 2025, from 9:00 a.m. to 12:00 p.m. and the meet-up will be at Edgar Thoming Park. Visit <https://www.sjwater.org/Stormwater-Management/Get-Involved/California-Coastal-Cleanup> for more information.
- There will be several downtown street closures due to community events:
 - Saturday, September 20, 2025 – Tracy City Center Association (TCCA) will be hosting the TCCA Wine Stroll <https://tractcitycenter.com/event/2025-tcca-wine-stroll>
 - Friday, October 3, 2025 – Tracy Learning Center’s Homecoming Parade
 - Saturday, October 4, 2025 – Brews and BBQ. Visit <https://www.cityoftracy.org/Home/Components/Calendar/Event/5239/594?curm=10&cury=2025>
 - Friday, October 17, 2025 – Tracy High School Homecoming Parade

David Nefouse, City Attorney, shared that on October 7, 2025, there will be a closed session meeting to discuss his performance goals, consistent with section 4 of the City Attorney employment contract.

6. COUNCIL ITEMS: Mayor Arriola expressed excitement for the TCCA Wine Stroll; thanked all the individuals who attended the Mayor's Gala; and shared that over \$23,000 were given to local youth non-profits.

April B. A. Quintanilla, City Clerk, provided an update on the districting process and highlighted that since the August 26, 2025, City Council meeting, staff has been working on developing a timeline for public hearings, public outreach, potential map adoption, and retaining professional services to assist in this process. City Clerk Quintanilla also noted that the City Clerk's Office would poll Council Members for availability for Special Meetings, starting in October through the end of the year.

7. ADJOURNMENT: 10:00 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 September 11, 2025. The above are action minutes. A recording is available at the office of the City Clerk

Mayor

ATTEST:

City Clerk