

**September 2, 2025, 7:00 p.m.**

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

Web Site: [www.cityoftracy.org](http://www.cityoftracy.org)

Mayor Arriola called the Meeting to order at 7:01 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.

5 North Track and Field Youth Athletes Team led the Pledge of Allegiance.

Rabbi Levi Meijers with Chabad of Tracy Jewish Center offered the invocation.

Mayor Arriola presented the Tracy Connects Day Proclamation to former Mayor Dr. Nancy Young.

Mayor Arriola presented 5 North Youth Athletes with Certificates of Recognition for qualifying for the Junior Olympics in Texas: Adeline Yang, Alexandra Inda, Arhaan Bade, Aria Demontigny, Arleigh Mallory, Ava Petty, Cameron Knott, Camille Mallory, Casidy Chavez, Cassadee Yount, Cora Yount, Dominique Armstrong, Eisley Price, Eva Grant, Giselle Jimenez, Henry Williams, Isabel Inda, Isabella Morelos, Jack Basco, JaeLynn Kirton, Jaelynn Sheard, Julian Perez, Kennedy Goree-Johnson, Kodhai Mohanram, Kwame Boateng, Levi Nelson, Londyn Ignont, Malik Straiten, Mariah Finnie, Mohan Raghavan, Niara Brown, Nickolas Albiani, Oliver Garcia, Prathyaksh Ashokkumar, Rithaman Kumar, Sabrina Rodriguez, Samone Lozano, Sarah Bolin, Savannah Barbosa, Surah Sarwari, Tisha Srivastava, Valdehi Raghavan, Zain Husain, and Zoe Moore

Mayor Arriola presented 5 North Youth Athletes with Certificates of Recognition for attending for the Junior Olympics in Texas: Alexandra Inda, Arhaan Bade, Arleigh Mallory, Cameron Knott, Camille Mallory, Casidy Chavez, Dominique Armstrong, Eisley Price, Giselle Jimenez, Henry Williams, Jack Basco, JaeLynn Kirton, Julian Perez, Kodhai Mohanram, Kwame Boateng, Mohan Raghavan, Niara Brown, Prathyaksh Ashokkumar, Rithaman Kumar, Samone Lozano, Surah Sarwari, Tisha Srivastava, Valdehi Raghavan, Zain Husain, and Zoe Moore

Mayor Arriola presented Certificates of Recognition for Military Enlistments to Christopher Wilson (Army), Ladee Rivera (Army), Daimion Guillermo (Air Force), Nathan Raymundo (Marines), and Matthew Elizondo (Marines).

Mayor Arriola presented a Certificate of Recognition to Command Sergeant Major Lorenzo P. Souza, Jr. in honor of his dedicated service to his Country and the U.S. Army.

1. CONSENT CALENDAR - Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt the Consent Calendar. 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 Minutes of the August 19, 2025, Special and Regular Meetings - **Minutes were adopted.**

- 1.B. Authorize the retroactive submission of an application for the Land and Water Conservation Fund (LWCF) grant for the city of Tracy's Nature Park Phase 1 Project and authorize the city manager, or designee, to accept the grant, if awarded. – **Resolution 2025-209**
- 1.C. 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 Yosso Group, Inc. (dba SPEC Play), for the replacement of playground netting/equipment at Lincoln Park for a total not-to-exceed amount of \$74,045.70. – **Resolution 2025-210**
- 1.D. Staff recommends that the City Council adopt a Resolution approving a General Services Agreement with Central Control Systems, Ltd., for on-call irrigation controller troubleshooting, repair, and replacement services as well as master valve troubleshooting and the provision and sale of master valves to the City for a not-to-exceed amount of \$350,000 per fiscal year and authorizing the City Manager to grant up to four, one-year extensions. – **Resolution 2025-211**
- 1.E. Staff recommends that the City Council adopt a resolution (1) accepting the construction improvements for Tracy Boulevard Sidewalk Gap Closure Improvements Project, Capital Improvement Project 73175, constructed by Franco Engineering, Inc., as complete, and (2) authorizing the City Clerk to file the Notice of Completion with the San Joaquin County Recorder's Office, and (3) 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, and (4) authorizing the Finance Department to close the Project. – **Resolution 2025-212**
- 1.F. Staff recommends that the City Council, by resolution, (1) accept public improvements for Tract 3957, Tracy Hills Village 8A as complete, and assume responsibility for the future maintenance and repairs, (2) accept public improvements for Tract 3958, Tracy Hills Village 8B as complete, and assume responsibility for the future maintenance and repairs, (3) authorize the City Engineer to release the Developer furnished bonds in accordance with the Subdivision Improvement Agreements, and (4) authorize the City Clerk to file Notices of Completions with the San Joaquin County Recorder's Office. – **Resolution 2025-213**
- 1.G. Staff recommends that the City Council adopt a Resolution (1) accepting the Federal Aviation Administration's (FAA) Airport Improvement Project Grant, in the amount of \$307,148; (2) appropriating the full grant amount to Capital Improvement Project 77603 – Upgrade Airfield Guidance Signs and Taxiway Designations; and (3) appropriating an additional \$16,165 to CIP 77603 to meet the grant's requisite 5% match requirement. – **Resolution 2025-214**

- 1.H. Staff recommends that the City Council adopt a resolution (1) awarding a construction contract to One Diversified, LLC, of Plano, Texas, in the amount of \$627,958 for the Grand Theatre Audio Visual Upgrades, Phase 1, Capital Improvement Project 71119, and (2) authorizing the City Manager to approve change orders up to the contingency amount of \$31,400; with an overall project not-to-exceed budget of \$681,258. – **Resolution 2025-215**
- 1.I. Staff recommends that the City Council adopt a resolution (1) accepting the construction improvements for the 370 and 384 W. Arbor Road Power Supply Project, included as part of Capital Improvement Project 71112, constructed by Bockmon and Woody Electric Company, Inc. as complete, and (2) authorizing the City Clerk to file the Notice of Completion with the San Joaquin County Recorder's Office, and (3) 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 2025-216**
- 1.J. Staff recommends that the City Council adopt a resolution (1) accepting public improvements for Tract 4157 Tracy Village Neighborhood 2A, Tract 4158 Tracy Village Neighborhood 2B, Tract 4159 Tracy Village Neighborhood 2C, Tract 4160 Tracy Village Neighborhood 3, and Tract 4161 Tracy Village Neighborhood 4 as complete and assuming all future operations and maintenance, (2) authorizing the City Engineer to release improvement security in accordance with the Subdivision Improvement Agreements, and (3) authorizing the City Clerk to file Notices of Completion for Tracts 4157, 4158, 4159, 4160, and 4161 with the San Joaquin County Recorder's Office. – **Resolution 2025-217**
- 1.K. 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. – **Resolution 2025-218**
- 1.L. Staff recommends that the City Council adopt an 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. – **Ordinance 1360**

1.M. Staff recommends that the City Council adopt two (2) Ordinances:

Ordinance 1: 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. – **Ordinance 1361**

Ordinance 2: Rezoning the Triway Project site from Light Industrial to Small Lot Residential for four parcels totaling Approximately 22.6 Acres in size. – **Ordinance 1362**

1.N. Staff recommends that the City Council adopt a Resolution approving a Purchase Agreement for Goods, Commodities and Ancillary Services with NWN Corporation, utilizing State of California Department of General Services (DGS), California Department of Technology (CDT) and the National Association of State Procurement Officials (NASPO) Cooperative Purchasing Agreements in a not to exceed amount of \$680,000 per calendar year and the term ending on September 30, 2029. – **Resolution 2025-219**

1.O. Staff recommends that the City Council adopt a resolution (1) appropriating up to \$343,000 from the South San Joaquin County Fire Authority into the Project budget for the Fire Training Facility at the NEI Reservoir, Capital Improvement Project 71109, and (2) authorizing the City Manager to execute a Funding Agreement with South San Joaquin County Fire Authority for supplemental funding for the project, and (3) amending the construction contingency amount from the existing not-to-exceed amount of \$172,083 to a revised not-to-exceed amount of \$515,083, and (4) authorizing the City Manager to approve change orders up to the revised contingency amount, if needed, and (5) approving a total not-to-exceed Project budget of \$4,486,170. – **Resolution 2025-220**

2. ITEMS FROM THE AUDIENCE: Anthony Mitchell, trade professional with Pacific Gas and Electric (PG&E), shared incentives that PG&E offers through Eco Green Solutions to access funds that assist cities with energy reduction, Electronic Vehicle infrastructure, lighting upgrades, and heating and air conditioner upgrades.

Alice English expressed the opinion that during the July 1, 2025 Council meeting, that regarding the warehouse item, the City Council acted against the will of the people.

Robert Tanner shared that there were fireworks on September 1, 2025 and requested that the City Council make all fireworks within the City illegal and increase fines.

3. REGULAR AGENDA

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

1. Adopt a Resolution approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the approval of the I-205 Corridor Specific Plan Amendment and Development Review Permit for the construction of an approximately 52,000 square foot, 4-story, 107 room hotel, and an approximately 47,000 square foot, 4-story, 70 room hotel, and site improvements, located at

3055, 3095, 3125 N. Corral Hollow Road, Assessor's Parcel Numbers 212-260-07, -08, and -09 (Project) in accordance with the California Environmental Quality Act, based on the findings, pursuant to Public Resources Code sections § 21064.5 and 21080(c);

2. Introduce an Ordinance approving an amendment to the I-205 Corridor Specific Plan that (A) amends the Specific Plan boundary to include a 0.46-acre parcel located at 3055 N. Corral Hollow Road, Assessor's Parcel Number 212-260-09, (B) designates 3055 N. Corral Hollow Road, Assessor's Parcel Number 212-260-09 as General Commercial, and (C) increases the maximum floor area ratio requirement for hotels and motels from 0.6 to 1.0; and
3. Adopt a Resolution (A) approving a Development Review Permit for the construction of the project; and (B) approving a determination for a parking reduction of 20 percent pursuant to Tracy Municipal Code section 10.08.3470(e).

Kenny Lipich, Associate Planner, provided the staff report.

There were no public comments.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt **Resolution 2025-221** approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the approval of the I-205 Corridor Specific Plan Amendment and Development Review Permit for the construction of an approximately 52,000 square foot, 4-story, 107 room hotel, and an approximately 47,000 square foot, 4-story, 70 room hotel, and site improvements, located at 3055, 3095, 3125 N. Corral Hollow Road, Assessor's Parcel Numbers 212-260-07, -08, and -09 (Project) in accordance with the California Environmental Quality Act, based on the findings, pursuant to Public Resources Code sections § 21064.5 and 21080(c). Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie; and Mayor Arriola, all in favor; motion passed and so ordered.

Mayor Arriola requested that the Deputy Clerk read the title of the proposed ordinance aloud.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to waive the full reading of text and introduce the proposed ordinance. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie; and Mayor Arriola, all in favor; motion passed and so ordered.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Evans to adopt **Resolution 2025-222** (A) approving a Development Review Permit for the construction of the project; and (B) approving a determination for a parking reduction of 20 percent pursuant to Tracy Municipal Code section 10.08.3470(e). Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie; and Mayor Arriola, all in favor; motion passed and so ordered.

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

1. Introduce an Ordinance (a) approving an amendment to the Tracy Hills Specific Plan related to the Tracy Hills Phase 1C project, including the addition of Appendix F – design guidelines for Tracy Hills Phase 1C project, modifications to Section 2 residential zoning standards, and an addition to Appendix D for public art and project branding, Application Number SPA22-0001; and (b) determining that the Tracy Hills Phase 1C project is consistent with the environmental impact report (EIR) that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan and therefore, pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168, no further environmental review is necessary; and
2. Adopt a resolution (a) approving a vesting tentative subdivision map for Tracy Hills Phase 1C to create 289 single-family residential lots and various other parcels on approximately 121.5 acres located north of I-580, south of the California Aqueduct, Assessor's Parcel Numbers 251-040-08 and 251-040-19, Application Number TSM22-0001; and (b) determining that the Tracy Hills Phase 1C project is consistent with the EIR that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan and therefore, pursuant to CEQA Guidelines Sections 15162 and 15168, no further environmental review is necessary.

Craig Hoffman, Senior Planner, provided the staff report.

John Palmer and Mike Souza with Tracy Hills provided a presentation.

Council Members offered comments and questions.

There were no public comments.

Mayor Arriola requested that the Deputy Clerk read the title of the proposed ordinance aloud.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Bedolla to waive full reading of text and introduce proposed ordinance. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie; and Mayor Arriola, all in favor; motion passed and so ordered.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Bedolla to adopt **Resolution 2025-223** (a) approving a vesting tentative subdivision map for Tracy Hills Phase 1C to create 289 single-family residential lots and various other parcels on approximately 121.5 acres located north of I-580, south of the California Aqueduct, Assessor's Parcel Numbers 251-040-08 and 251-040-19, Application Number TSM22-0001; and (b) determining that the Tracy Hills Phase 1C project is consistent with the EIR that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan and therefore, pursuant to CEQA Guidelines Sections 15162 and 15168, no further environmental review is necessary. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie; and Mayor Arriola, all in favor; motion passed and so ordered.

3.C. Staff recommends that the City Council receive the annual report by the Measure V Residents' Oversight Committee presenting its findings regarding the use of Measure V funds.

Felicia Galindo, Budget Officer, and Gerald Jeffs, Measure V Committee Member, provided the staff report.

Council Members offered comments and questions.

Mary Mitracos asked about the interest that Measure V generates; expressed frustration about how that interest has been allocated; and requested that the City Council direct the interest funds back to Measure V.

Alice English shared some historical information about Measure V came into existence and requested that the City Council be mindful and be good stewards of these funds.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard to receive the annual report as presented by the Measure V Residents' Oversight Committee presenting its findings regarding the use of Measure V funds. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie; and Mayor Arriola, all in favor; motion passed and so ordered.

3.D. Staff recommends that City Council receive a presentation on the Tracy General Plan and provide direction to proceed with a comprehensive update of the General Plan.

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

Council Members offered comments and questions.

Mary Mitracos expressed agreement with the presentation; noted that the sphere of influence needs to be revisited; stressed the importance of having community input in these revisions; and requested that Council include a section for the downtown area as well.

Alice English echoed the sentiments of the prior speaker.

Council Member Evans requested more information about the sphere of influence and the inclusion of elements for downtown. The City Council unanimously expressed support.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Bedolla directing staff to initiate a comprehensive update to the Tracy General Plan and include the direction provided by the City Council. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie; and Mayor Arriola, all in favor; motion passed and so ordered.

3.E. Discuss and consider whether the City Council would like to form an Ad-Hoc Sustainability Committee and consider the appointment of two (2) City Council members to form the committee.

Arturo Sanchez, Assistant City Manager, and Council Member Nygard provided the staff report.

Council Members offered comments and questions.

Alice English expressed concerns about the transparency of Ad-Hoc committees and the opportunity that would be taken away from the Council appointed commissions to provide input.

Council discussion continued.

**ACTION:** Motion was made by Mayor Pro Tem Abercrombie and seconded by Council Member Nygard for the item to be continued and reconsidered at a later time in order to provide the Environmental Sustainability Commission an opportunity to prioritize and make a determination regarding a process to transition the City's fleet of vehicles to clean energy vehicles. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie; and Mayor Arriola, all in favor; motion passed and so ordered.

- 3.F. Adopt a resolution authorizing an appropriation of \$780,134 from the General Fund to fund the City of Tracy's remaining 62.5% share of the revised \$1,998,214 project cost for the South San Joaquin County Fire Authority's (SSJCFA) regional radio system upgrade.

Arturo Sanchez, Assistant City Manager, and Chief Brian Bagley from the South San Joaquin County Fire Authority 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 2025-224** authorizing an appropriation of \$780,134 from the General Fund to fund the City of Tracy's remaining 62.5% share of the revised \$1,998,214 project cost for the South San Joaquin County Fire Authority's (SSJCFA) regional radio system upgrade. Roll call found Council Members Bedolla, Evans, and Nygard, Mayor Pro Tem Abercrombie; and Mayor Arriola, all in favor; Council Member Evans opposed; 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 – Arturo M. Sanchez, Assistant City Manager shared:

**Corral Hollow Road Sewer Upgrades Update: What to expect in the coming weeks:**

- Work hours: Monday–Friday, 9:00 a.m.–6:00 p.m. (no work on holidays). Expect delays and follow posted detours. Start and end times may vary.
- Northbound closure (Tennis Lane to Cypress Drive): Weekdays, 9:00 a.m.–6:00 p.m., through Friday, September 12th. One northbound lane reopens after hours.

- Railroad crossing work: Starting 8:30 a.m., Thursday, September 4, northbound Corral Hollow Road will close 24/7 at the railroad crossing (Golden Leaf Lane to Parkside Drive) until work is complete.
- Construction near Western Pacific Way (Union Pacific tracks): Weekdays, 9:00 a.m.–6:00 p.m., through Friday, September 12th. Location: South of Golden Leaf Lane to Parkside Drive. One northbound lane open after hours.
- The project is expected to be complete by October 2025.

**Citywide East Side Garage Sale on Saturday, September 27, 2025**

Sell your unwanted items, support reuse, and keep usable goods out of the landfill. For households east of Tracy Boulevard. Register by Friday, September 12<sup>th</sup>. More info and forms: [cityoftracy.org/garage-sale](http://cityoftracy.org/garage-sale)

**Small Business Survey has been extended**

There are two surveys: one for Downtown businesses and one for businesses citywide. Use the map on our site to see which one applies to you. Take the survey and view the map at: [ThinkInsideTheTriangle.com/small-business-survey](http://ThinkInsideTheTriangle.com/small-business-survey)

**Girls Night Out: Witches & Broomsticks**

Friday, October 24, 6–10 PM Front Street Plaza (6th & Central). Get your tickets at [atthegrand.vbotickets.com/events](http://atthegrand.vbotickets.com/events)

**Downtown Block Party Series**

Friday, September 5 from 6 to 9 pm at Front Street Plaza with a reggae-themed celebration. Live music, food, and family fun. Admission is free—last block party of the summer.

6. COUNCIL ITEMS – Council Member Bedolla clarified that during agenda item 3.C slide seven (7) he inquired about the figures, specifically whether the operating budgets listed for the Multi-Generational Recreation Center (MGRC) and the Aquatics Center at \$22 million and \$21 million respectively were included in the original plan for Measure V that allocated \$40 million to operations and maintenance. After speaking with staff, it was confirmed that those figures were included in the original plan, but due to inflation, time elapsing, and years of planning, the costs have increased.

Mayor Pro Tem Abercrombie thanked staff for the work done for three Council Meetings in three weeks and expressed not to take a long break for upcoming calendar.

Council Member Evans and Council Member Nygard echoed Mayor Pro Tem Abercrombie's sentiments.

Mayor Arriola reported that he had attended the Bloomberg/Harvard Mayor's Leadership Initiative in New York along with the City Manager and Assistant City Manager; shared that one of the City Council priorities is Youth Economic Development and, along with Bloomberg Philanthropy and Harvard Business School, he would like the "Cradle to career" initiative policy to ensure that the youth are getting jobs in the City of Tracy and requested to have further discussion with Council on this initiative, Mayor Pro Tem Abercrombie expressed support for the request. Mayor Arriola announced that he would be hosting his first Mayor's Ball on Saturday, September 13, 2025, that will be raising funds for local non-profits, specifically The Boys and Girls Club, Sow A Seed Community Foundation, and the Leadership groups for West, Tracy, and Kimball High Schools. Mayor Arriola advised those who are interested to please contact him.

## 7. ADJOURNMENT – Time: 10:07 p.m.

**ACTION:** Motion was made by Council Member Bedolla and seconded by Mayor Pro Tem Abercrombie 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 28, 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