



TRACY CITY COUNCIL

REGULAR MEETING AGENDA

Tuesday, October 21, 2025, 7:00 P.M.

Tracy City Hall, Council Chambers, 333 Civic Center Plaza, Tracy, CA 95376
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 **2555 857 5109** 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 25558575109#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 16, 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. Proclamation: Breast Cancer Awareness Month
2. Proclamation: City of Tracy Arbor Day
3. Proclamation: Diwali – Festival of Lights
4. Certificates of Appointment for Youth Environmental Sustainability Commission Members (Youth)
5. Certificate of Appointment for Transportation Advisory Commission Member

ORDER OF BUSINESS

1. CONSENT CALENDAR

- 1.A. Adoption of October 7, 2025 Special Meeting, Special Meeting – Closed Session, and Regular Meeting Minutes.
 - 1.A - 10-07-2025 Special Meeting Minutes.pdf
 - 1.A - 10-07-2025 - Closed Session Meeting Minutes.pdf
 - 1.A - 10-07-2025 - Regular Meeting Minutes.pdf
- 1.B. Staff recommends that City Council adopt a Resolution, 1) approving the execution of a General Services Agreement with Burkett's Pool Plastering, Inc., a California Corporation (Contractor) for pool repairs and replastering services at the City's Joe Wilson Pool Capital Improvement Project (CIP) 71122 (for a total not-to-exceed amount of \$215,429, and 2) authorizing an appropriation of \$15,429 from General Fund Reserves (F101) to the Joe Wilson Pool CIP 71122.
 - 1.B - Staff Report - GSA with Burkett's Pool for Joe Wilson Pool.pdf
 - 1.B - Resolution - GSA with Burkett's Pool for Joe Wilson Pool.pdf
- 1.C. Staff recommends that the City Council adopt a resolution (1) approving the Offsite Improvement Agreement between the City and CT Clean – Tracy, LLC, for offsite improvements on North Chrisman Road and Grant Line Road, (2) authorizing the City Clerk to accept land dedications, and (3) authorizing the City Clerk to file the conveyance documents with the San Joaquin County Recorder.
 - 1.C - Staff Report - CNG Fueling Station.pdf
 - 1.C - Resolution - CNG Fueling Station.pdf

1.D. Staff recommends that the City Council adopt a Resolution authorizing an increase in the total not to exceed amount for the existing scope of services with Olson Remcho LLP by \$30,000, for a total not to exceed amount of \$90,000, for advice on election and districting issues, including advice on the California Voting Rights Act and related federal laws.

[1.D - Staff Report - Olson Remcho.pdf](#)

[1.D - Resolution - Olson Remcho.pdf](#)

1.E. Staff recommends that the City Council adopt a resolution approving and authorizing recordation of Final Subdivision Map Tract 4277 for the West Parkway Village Commercial Development Project.

[1.E - Staff Report - Final Subdivision Map Tract 4277 West Parkway Village.pdf](#)

[1.E - Resolution - Final Subdivision Map Tract 4277 West Parkway Village.pdf](#)

1.F. Staff recommends that the City Council adopt a Resolution:
(1) determining that compliance with the strict procurement process is not in the best interest of the City pursuant to Tracy Municipal Code Section 2.20.140(b)(6); and (2) approve a Professional Services Agreement with The Salvation Army, A California Corporation, to serve as the City's shelter operator for the Temporary Emergency Housing Facility, with a term of six (6) months and a not-to-exceed cost of \$1,484,642.

[1.F - Staff Report - TEHF Operator 6-Month Contract.pdf](#)

[1.F - Resolution - TEHF Operator 6-Month Contract.pdf](#)

1.G. Staff recommends that the City Council adopt a resolution, 1) approving the execution of Amendment 2 to the Professional Services Agreement between the City of Tracy and Tracy City Center Association; 2) approving the increase of the original not to exceed amount from \$11,000 to \$12,000; and 3) authorizing the amendment retroactively to August 31, 2025.

[1.G - Staff Report - TCCA 4th of July Amendment No 2.pdf](#)

[1.G - Resolution - TCCA 4th of July Amendment No 2.pdf](#)

1.H. Staff recommends that the City Council adopt a resolution, 1) approving the execution of Amendment 3 to the Professional Services Agreement between the City of Tracy and Tracy Chamber of Commerce; 2) approving the increase of the original not to exceed amount from \$31,000 to \$40,000; and 3) authorizing the amendment retroactively to August 31, 2025.

[1.H - Staff Report - Tracy Chamber Amendment No. 3.pdf](#)

[1.H - Resolution - Tracy Chamber Amendment No. 3.pdf](#)

1.I. Staff recommends that the City Council adopt a resolution (1) accepting the construction improvements for Streetlight Installation Project, Capital Improvement Project 72125, constructed by Tennyson Electric, LLC, 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.

[1.I - Staff Report - Acceptance of CIP 72125 Streetlight Installation Project.pdf](#)
[1.I - Resolution - Acceptance of CIP 72125 Streetlight Installation Project.pdf](#)

1.J. Staff recommends that the City Council adopt a resolution (1) accepting public improvements for Tracy Hills Village 7A, Tract 3955, as complete, and assume responsibility for the future maintenance and operations, (2) accepting public improvements for Tracy Hills Village 7B, Tract 3956, as complete and assume responsibility for the future maintenance and repairs, (3) authorizing the City Engineer to release the Subdivider furnished bonds in accordance with the Subdivision Improvement Agreement, and (4) authorizing the City Clerk to file a Notice of Completion with the San Joaquin County Recorder's Office.

[1.J - Staff Report - Acceptance of Tracy Hills Village 7A and 7B.pdf](#)
[1.J - Resolution - Acceptance of Tracy Hills Village 7A and 7B.pdf](#)

2. ITEMS FROM THE AUDIENCE

3. PUBLIC HEARINGS

3.A. Finance Committee recommends that the City Council conduct a public hearing and upon conclusion adopt a resolution (1) adopting Development Impact Fee Nexus Studies for the following functions: Parks (Neighborhood and Community); Public Facilities; Water (Distribution, Supply, Treatment) and Recycled Water; Public Safety (Fire, Police, Communication Facilities); and Program Management (Master Plan areas of the City); (2) approving, increases in part, and decreases in part, in Development Impact Fees for each such function to become effective 60 days after final adoption, including annual adjustments on July 1st of each year, using the Engineering News Record Construction Cost Index for San Francisco; and (3) rescinding, as of the effective date of the new fees, the existing Development Impact Fees for each such function.

[3.A - Staff Report - Nexus Studies.pdf](#)
[3.A - Attachment A - Nexus Studies.pdf](#)
[3.A - Attachment B - Nexus Studies.pdf](#)
[3.A - Attachment C - Nexus Studies.pdf](#)
[3.A - Attachment D - Nexus Studies.pdf](#)
[3.A - Attachment E - Nexus Studies.pdf](#)
[3.A - Attachment F - Nexus Studies.pdf](#)
[3.A - Attachment G - Nexus Studies.pdf](#)
[3.A - Presentation - Attachment H - Nexus Studies.pdf](#)
[3.A - Resolution - Nexus Studies.pdf](#)

3.B. Staff recommends that the City Council conduct a public hearing to discuss the 2026 Development Fee for the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan and, upon conclusion, adopt a Resolution adopting such fees.

[3.B - Staff Report - SJMSCP Fee Update 2026.pdf](#)

[3.B - Resolution - SJMSCP Fee Update 2026.pdf](#)

[3.B - Presentation - SJMSCP Fee Update 2026.pdf](#)

4. REGULAR AGENDA

4.A. Staff recommends that the City Council approve a motion: (1) waiving Closed Session Privilege for any oral or written advice, findings, or communications provided to the City Council by former City Attorney Bijal M. Patel, for item 5.A. at the Council's July 5, 2023, Closed Session Meeting, or any written advice or findings provided by Ms. Patel to the City Council pursuant to direction given at that same meeting; and (2) waiving the Attorney-Client Privilege and Closed Session Privilege for any oral or written advice, findings, or communications before, at, during, or after, the August 7, 2023, Closed Session Meeting, and any Attorney Work-Product pursuant to the direction provided by City Council to the City's Special Counsel DeeAnne Gillick, of Sloan Sakai Yeung & Wong, including, without limitation, authorization given to Ms. Gillick to investigate Ms. Patel's actions from July 1, 2023, through August 1, 2023, the underlying statements and steps taken and information received or considered by Ms. Gillick in formulating any Attorney Work-Product created related to Ms. Patel.

[4.A - Staff Report - Closed Session Privilege Waiver.pdf](#)

5. ITEMS FROM THE AUDIENCE

6. STAFF ITEMS

7. COUNCIL ITEMS

8. ADJOURNMENT