



TRACY CITY COUNCIL

REGULAR MEETING AGENDA

Tuesday, November 4, 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 2557 504 3837** 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 25575043837#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 30, 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 Recognition for Enlistments to the United States Army, Air Force, Marines, and Navy
3. Certificate of Appointment for Youth Advisory Commission Member (Adult)
4. Proclamation: Sikh American Awareness and Appreciation Month
5. Proclamation: National Animal Shelter Week

ORDER OF BUSINESS

1. CONSENT CALENDAR

- 1.A. Adoption October 21, 2025 Special and Regular Meeting minutes

[1.A - Special Meeting Minutes - 10-21-2025.pdf](#)
[1.A - Regular Meeting Minutes - 10-21-2025.pdf](#)

- 1.B. Staff recommends that the City Council adopt a Resolution: (1) authorizing the submittal of an application, and upon award, execution by the Mayor of a grant agreement with the California Department of Transportation Division of Aeronautics, for the Airport Improvement Program Matching Grant 3-06-0259-028-2025; and (2) subject to and upon award, accepting such grant funds and appropriating the full grant amount of \$15,357 to Capital Improvement Project 77603 - Upgrade Airfield Guidance Signs and Taxiway Designations.

[1.B - Staff Report - Submittal of State Matching Grant for CIP 77603.pdf](#)
[1.B - Resolution - Submittal of State Matching Grant for CIP 77603.pdf](#)

1.C. Staff recommends that City Council adopt a Resolution:

- 1) Approving the execution of a Professional Services Agreement with NEXGEN Asset Management for the annual software license related to Utilities Division computerized maintenance management system, for an initial term of three (3) years, and a total not-to-exceed amount of \$35,000 per fiscal year, retroactive to July 1, 2024; and
- 2) Authorizing an administrative extension of up to two (2) additional years in any combination, contingent upon satisfactory performance and budget availability

[1.C - Staff Report - GSA with Nexgen.pdf](#)

[1.C - Resolution - GSA with Nexgen.pdf](#)

1.D. Staff recommends that the City Council adopt a Resolution authorizing the purchase of one (1) new 2025 John Deere ProGator 2030A GPS Precision Sprayer from Belkorp AG, LLC and (2) authorize the execution of a Sourcewell Purchase Agreement utilizing the Sourcewell Cooperative Program in the amount of \$134,500 for the Parks, Recreation, and Community Services Department.

[1.D - Staff Report - Purchase Agreement Belkorp Ag for Parks Sprayer.pdf](#)

[1.D - Resolution - Purchase Agreement Belkorp Ag for Parks Sprayer.pdf](#)

1.E. 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 Service Agreement with Motorola, Inc. for the purchase of the police department's specified equipment, smart connect and smart programming, and essential with accidental damage warranties for a term of five years and for a total not-to-exceed amount of \$2,700,000.

[1.E - Staff Report - Motorola Portable Radios.pdf](#)

[1.E - Resolution - Motorola Portable Radios.pdf](#)

1.F. Staff recommends that the City Council adopt the resolution authorizing the award of a construction contract to Studebaker Electric, Inc. in the not-to-exceed amount of \$184,214.

[1.F - Staff Report - Award Contract Studebaker Electric.pdf](#)

[1.F - Resolution - Award Contract Studebaker Electric.pdf](#)

1.G. Staff recommends that the City Council adopt a Resolution amending the City's Operating and Capital Budget for the Fiscal Year (FY) ending June 30, 2026, to reflect actual expenses and revenues and requested augmentations to fund various departmental needs.

[1.G - Staff Report - FY2025.2026 Q1 Budget Update.pdf](#)

[1.G - Resolution - FY2025.2026 Q1 Budget Update.pdf](#)

1.H. Staff recommends that the City Council adopt a Resolution approving a Professional Services Agreement with Elite Maintenance & Tree Service, Inc. for landscape maintenance services primarily within the Tracy Consolidated Landscape Maintenance District, Community Facilities Districts, and General Fund Arterials, for a not-to-exceed amount of \$2,500,000 per fiscal year and authorizing the City Manager to grant up to four (4) one-year extensions.

[1.H - Staff Report - PSA Elite Landscape Services.pdf](#)

[1.H - Resolution - PSA Elite Landscape Services.pdf](#)

1.I. The Finance Committee recommends that the City Council adopt a resolution approving amendments to the City of Tracy Investment Policy.

[1.I - Staff Report - Investment Policy Update.pdf](#)

[1.I - Resolution - Investment Policy Update.pdf](#)

1.J. Staff recommends that the City Council adopt a resolution approving a Deferred Improvement Agreement for frontage and utility improvements on the Hansen Road Extension associated with the Tracy Costco Depot Annex Project.

[1.J - Staff Report - DIA Hansen Road Improvements.pdf](#)

[1.J - Resolution - DIA Hansen Road Improvements.pdf](#)

1.K Staff recommends that the City Council adopt the following Resolution:

1) Authorizing the City Manager, or their designee, to negotiate and execute a Professional Services Agreement with a qualified respondent to the City's Audit and Quality Assurance Review and Analysis of Tracy Aquatic Center Conceptual Designs in an amount not to exceed \$110,000; and

2) Appropriating \$110,000 from the City of Tracy's General Fund for such professional services agreement and amending the FY 2025-26 operating and capital budget to reflect such appropriation.

[1.K - Staff Report - RFP Appropriation.pdf](#)

[1.K - Resolution - RFP Appropriation.pdf](#)

2. ITEMS FROM THE AUDIENCE

3. PUBLIC HEARINGS

3.A. Staff recommends that the City Council adopt an Ordinance: 1) repealing the 2022 edition of the California Building Code, Fire Code, Mechanical Code, Plumbing Code, Energy Code, Residential Code, Existing Building Code, Green Standards Building Code, and the Historic Building Code, all codified under Tracy Municipal Code Title 9; 2) making findings to substantiate modifications to the 2025 California Building Codes and Standards, due to local climatic, geological or topographical conditions; 3) adopting, with local amendments, the 2025 California Building Codes and Standards, and codifying the same as Tracy Municipal Code Title 9; 4) adopting Appendices C, F, H, I, J, K, P, Q under the California Building Code, Appendices D and G under the Mechanical Code, Appendices A, B, C, D, E, G, H, I, J and K under the Plumbing Code, Appendices BF, CH, BH, BI, BJ, BM, CI, CK, CJ under the Residential Code, Wildland-Urban Interface Code, Appendix A under the Historical Building Code, and Appendices B, BB, C, CC, D, F, H, L, N, O, AND P, under the Fire Code, and codifying the same as Tracy Municipal Code Title 9; and 5) adopting California Environmental Quality Act Exemption Findings.

[3.A - Staff Report - Local Adoption of 2025 California Codes.pdf](#)

[3.A - Resolution - Local Adoption of 2025 California Codes.pdf](#)

[3.A - Presentation - Local Adoption of 2025 California Codes.pdf](#)

4. REGULAR AGENDA

4.A. City Council receive the annual informational report of the Environmental Sustainability Commission for calendar year 2024 and projected goals for calendar year 2025.

[4.A - Staff Report - ESC Annual Report.pdf](#)

[4.A - Presentation - ESC Annual Report.pdf](#)

4.B. Staff recommends that the City Council receive the annual informational report of the Tracy Arts Commission for the 2024 calendar year and projected goals for calendar year 2025.

[4.B - Staff Report - TAC Annual Report.pdf](#)

[4.B - Presentation - TAC Annual Report.pdf](#)

4.C. Adoption of a resolution declaring the intention to establish city of Tracy Community Facilities District No. 2025-1 (The Avenues) and approving related documents and actions; adoption of a resolution of intention to incur bonded indebtedness and other debt for City of Tracy Community Facilities District No. 2025 -1 (The Avenues); setting the public hearing date for December 16, 2025 to consider questions of establishing the Community Facilities District, levying the special tax and incurring bonded indebtedness and other debt.

[4.C - Staff Report - Avenues CFD ROI.pdf](#)

[4.C - Resolution 1 \(Declaring the Intention\) - Avenues CFD ROI.pdf](#)

[4.C - Resolution 2 \(Intention to Incur Bond\) - Avenues CFD ROI.pdf](#)

4.D. Staff recommends that City Council provide direction on:

1. Establish a General Plan Advisory Committee (GPAC) with the membership described above, or as modified by Council; and
2. Include the update to the Zoning Ordinance concurrently with the General Plan update.

[4.D - Staff Report - General Plan Update.pdf](#)

4.E. Staff recommends that the City Council:

1. adopt a resolution to implement a Medical Respite program; and
2. adopt a resolution approving policies and procedures drafted for the Health Plan of San Joaquin contracting process and authorizing the City Manager or her designee to execute additional ancillary documents related to the City becoming a Cal Aim provider.

[4.E - Staff Report - Full Site Plan.pdf](#)

[4.E - Resolution - Full Site Plan.pdf](#)

[4.E - Presentation - Full Site Plan.pdf](#)

4.F. Staff recommends that the City Council adopt a Resolution approving a Subcontractor Services Agreement with Independent Living Systems, LLC., to provide billable services for eligible persons receiving care at the Temporary Emergency Housing Facility shelter site location of 370 Arbor Avenue, Tracy, CA 95304 so that the City can receive reimbursements for such services through Independent Living Systems, LLC as the Managed Care Plan provider for CalAIM billable services.

[4.F - Staff Report - Subcontractor Services Agreement with ILS.pdf](#)

[4.F - Resolution - Subcontractor Services Agreement with ILS.pdf](#)

4.G. Staff recommends that the City Council consider, and by motion provide direction to staff, the naming of the reception area, or another designated room, within the Tracy Recreation Activity Center (TRAC), in honor of Dr. Nancy D. Young.

[**4.G - Staff Report - TRAC Room Naming.pdf**](#)

5. ITEMS FROM THE AUDIENCE

6. STAFF ITEMS

7. COUNCIL ITEMS

8. ADJOURNMENT