

## TRACY FINANCE COMMITTEE

## SPECIAL MEETING MINUTES

**May 27, 2025, 5:00 p.m.**

City Hall, 333 Civic Center Plaza, Tracy

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

CALL TO ORDER – Chairperson Evans called the meeting to order at 5:01 p.m.

ROLL CALL – Roll call found Chairperson Evans and Co-Chairperson Abercrombie present.

1. CONSENT CALENDAR – Motion was made by Co-Chairperson Abercrombie and seconded by Chairperson Evans to adopt the Consent Calendar. Roll call found all in favor; passed and so ordered.
  - 1.A. Adoption of April 29, 2025 Special Meeting Minutes – Minutes were approved.
2. ITEMS FROM THE AUDIENCE – Maurice Francis shared that he had requested information regarding a 5-year Capital Improvement, thanked staff for the response and found information to be inadequate.

3. REGULAR AGENDA

- 3.A. Staff recommend that the Tracy Finance Committee recommend that the City Council adopt a resolution: 1) Rejecting a bid protest received by the City on April 22, 2025; 2) Awarding a construction contract to Saboo, Inc. of Brentwood, California, in the amount of \$10,914,200 for construction of the Lammers Road Zone B Pump Station – Tracy Recycled Water System Expansion Project, Capital Improvement Project (CIP) 74168; 3) Authorizing the City Manager to approve change orders up to the contingency amount of \$1,091,420; 4) Authorizing a Not-to-Exceed Construction Budget of \$12,155,620; 5) Authorizing an interfund loan to Tracy Infrastructure Master Plan (TIMP) Fund (F368) from the General Fund Reserves (F101) in the amount of \$800,000 for the term of four years with interest at the current Local Agency Investment Fund (LAIF) Rate; and 6) Authorizing the appropriation of \$2,247,804 from the Tracy Infrastructure Master Plan (TIMP) Fund (F368) to the Tracy Recycled Water System Expansion Capital Improvement Project CIP 74168.

Stephanie Reyna-Hiestand, Assistant Director of Utilities, provided the staff report.

Committee asked clarifying questions.

Maurice Francis asked if this item was part of the 2012 Master Plan, and asked if projects were inter-related, requested start and estimated end dates for both projects and requested information regarding the costs incurred.

Stephanie Reyna-Hiestand, Assistant Director of Utilities provided clarification to Mr. Francis's questions.

**ACTION:** Motion was made by Co-Chairperson Abercrombie and seconded by Chairperson Evans, that the Tracy Finance Committee recommend that the City Council adopt a resolution: 1) Rejecting a bid protest received by the City on April 22, 2025; 2) Awarding a construction contract to Saboo, Inc. of Brentwood, California, in the amount of \$10,914,200 for construction of the Lammers Road Zone B Pump Station – Tracy Recycled Water System Expansion Project, Capital Improvement Project (CIP) 74168; 3) Authorizing the City Manager to approve change orders up to the contingency amount of \$1,091,420; 4) Authorizing a Not-to-Exceed Construction Budget of \$12,155,620; 5) Authorizing an interfund loan to Tracy Infrastructure Master Plan (TIMP) Fund (F368) from the General Fund Reserves (F101) in the amount of \$800,000 for the term of four years with interest at the current Local Agency Investment Fund (LAIF) Rate; and 6) Authorizing the appropriation of \$2,247,804 from the Tracy Infrastructure Master Plan (TIMP) Fund (F368) to the Tracy Recycled Water System Expansion Capital Improvement Project CIP 74168 Master Fee Schedule. Roll call found all in favor; passed and so ordered.

3.B. Staff recommends that the Tracy Finance Committee recommend that the City Council adopt Development Impact Fee Nexus Studies for following functions: Parks (Neighborhood and Community); Public Facilities; Water and Recycled Water (Distribution, Supply, Treatment); Public Safety (Fire, Police, Communication Facilities); and Program Management (Master Plan) areas of the City.

Veronica Child, Management Analyst II for Economic and Community Development Services, provided the staff report.

Committee asked clarifying questions.

There was no public comment.

**ACTION:** Motion was made by Co-Chairperson Abercrombie and seconded by Chairperson Evans that the Tracy Finance Committee make a recommendation that the City Council adopt Development Impact Fee Nexus Studies for following functions: Parks (Neighborhood and Community); Public Facilities; Water and Recycled Water (Distribution, Supply, Treatment); Public Safety (Fire, Police, Communication Facilities); and Program Management (Master Plan) areas of the City. Roll call found all in favor; passed and so ordered.

3.C. Staff recommends that the Tracy Finance Committee, as a part of the Fiscal Year (FY) 2025-26 budget development process, provide direction the proposed FY2025-26 Annual Budget and proposed funding from the General Fund for Capital Improvement Projects for FY2025-26.

Felicia Galindo, Budget Officer, provided the staff report.

Committee asked clarifying questions.

Tim Silva requested clarification on the Sidewalk 50/50 Replacement Program.

Karin Schnaider, Assistant City Manager provided clarification.

**ACTION:** Motion was made by Co-Chairperson Abercrombie and seconded by Chairperson Evans that the Tracy Finance Committee recommended that the Fiscal Year (FY) 2025-26 budget development process be moved to the City Council. Roll call found all in favor; passed and so ordered.

3.D. Staff recommends that the Tracy Finance Committee recommend that the City Council consider amendments to the Fiscal Sustainability Strategies for inclusion in the FY2025-26 budget.

Sara Castro, Finance Director, provided the staff report.

Committee asked clarifying questions.

Randall Bradley, Fire Chief from South San Joaquin County Fire Authority encouraged the Finance Committee to continue to support public safety and make it a priority and shared the need for updated facilities and substations throughout the City.

Sekou Millington, Tracy Police Chief, also encouraged the Finance Committee to continue support and not take funding from public safety, shared that the Police Staff has outgrown the current facilities and fund an additional facility to better serve the community.

**ACTION:** Motion was made by Co-Chairperson Abercrombie and seconded by Chairperson Evans that the Tracy Finance Committee recommend draft strategies as presented with direction that the Committee is also recommending prioritization of roads and parks deferred maintenance, if there are savings or additional revenue sources, it will come back to the Committee first for that recommendation and then to the Council to appropriate those funds. Roll call found all in favor; passed and so ordered.

3.E. Staff recommends that the Tracy Finance Committee receive an informational report on the feasibility of establishing a public oversight Finance Commission.

Sara Castro, Finance Director, provided the staff report.

Committee asked clarifying questions.

Tim Silva expressed support for staff recommendation for the formation of a Public Oversight Finance Commission, recommended that the meetings be held monthly.

Maurice Francis echoed the sentiments of the previous speaker and would like a further understanding of how City finances work and how that relates to projects.

**ACTION:** Item had no Committee consensus.

4. STAFF ITEMS – None
5. COMMITTEE ITEMS – None

6. ADJOURNMENT – Time: 6:51 p.m.

**ACTION:** Motion was made by Co-Chairperson Abercrombie and seconded by Chairperson Evans to adjourn. Motion found all in favor; passed and so ordered.

The agenda was posted at City Hall on May 23, 2025. The above are action minutes. A recording of this meeting is available on the City of Tracy's website.

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Chairperson

ATTEST:

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Clerk