



TRACY CITY COUNCIL

REGULAR MEETING AGENDA

Tuesday, December 2, 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 2552 715 3541** 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 25527153541#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: November 26, 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. Proclamation: Great American Smokeout Day
3. Certificates of Recognition for Enlistments to the United States Army and Air Force
4. Certificates of Achievement for Drug Abuse Resistance Education (D.A.R.E.) Program Community Service Award Winners

ORDER OF BUSINESS

1. CONSENT CALENDAR

- 1.A. Adoption of Minutes of the October 28, 2025 Special Meeting, November 4, 2025 Regular Meeting, and November 18, 2025 Special Meeting.

[1.A - Special Meeting Minutes - 10-28-2025.pdf](#)
[1.A - Regular Meeting Minutes -11-04-2025.pdf](#)
[1.A - Special Meeting Minutes - 11-18-2025.pdf](#)

- 1.B. Staff recommends that the City Council adopt a Resolution approving the execution of a General Services Agreement with SEAL Analytical, Inc. for the purchase, installation, and commissioning of the Biochemical Oxygen Demand (BOD) Analyzer instrument, in an amount not-to-exceed \$65,000 with a term ending March 31, 2028.

[1.B - Staff Report - GSA Seal Analytical.pdf](#)
[1.B - Resolution - GSA Seal Analytical.pdf](#)

- 1.C. Staff recommends that the City Council adopt a resolution approving a General Services Agreement with Champion Courts, Inc. for on-call sports court resurfacing and repair services, in an amount not to exceed \$150,000 per fiscal year, and authorizing the City Manager to approve up to four one-year extensions.

[1.C - Staff Report - GSA w Champion Courts Inc..pdf](#)
[1.C - Resolution - GSA w Champion Courts Inc..pdf](#)

1.D. Staff recommends that the City Council adopt a Resolution approving a General Services Agreement with Pace Supply Corp. for on-call procurement and delivery of drinking fountain services to the City for a not-to-exceed amount of \$75,000 per fiscal year and authorizing the City Manager to authorize up to four one-year extensions.

[1.D - Staff Report - GSA w Pace Supply Corp..pdf](#)
[1.D - Resolution - GSA w Pace Supply Corp..pdf](#)

1.E. Staff recommends that the City Council, by resolution:

1.reject all bids received on October 9, 2025, for the Generator and Automatic Transfer Switch Testing and Inspection Services project as non-responsive and non-responsible; and
2.approve resubmittal of the Notice Inviting Bids for the Generator and Automatic Transfer Switch Testing and Inspection Services.

[1.E - Staff Report - Reject Generator Bids.pdf](#)
[1.E - Resolution - Reject Generator Bids.pdf](#)

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

(1) Approving an extension of the expiration date of the five-year General Services Agreement, executed on February 1, 2022, with Axon Enterprise, Inc to January 31, 2027; and
(2) Approving the increase of the original not-to-exceed amount from \$510,000 to \$710,000; and
(3) Authorizing the expiration extension and not-to-exceed increase retroactively to June 1, 2025.

[1.F - Staff Report - Fleet Amendment.pdf](#)
[1.F - Resolution - Fleet Amendment.pdf](#)

1.G. Staff recommends that the City Council adopt a Resolution approving a General Services Agreement with Tournesol Siteworks LLC, for on-call procurement, sale, and delivery of park amenities to the City for a not-to-exceed amount of \$200,000 per fiscal year and authorizing the City Manager to grant up to four one-year extensions.

[1.G - Staff Report - GSA w Tournesol Siteworks.pdf](#)
[1.G - Resolution - GSA w Tournesol Siteworks.pdf](#)

1.H. Staff recommends that the City Council adopt a resolution approving a General Services Agreement with David Hall Masonry, Inc., for on-call masonry services, in an amount not-to-exceed \$75,000 per fiscal year, and authorizing the City Manager to grant up to four one-year extensions.

[1.H - Staff Report - David Hall Masonry Inc..pdf](#)

[1.H - Resolution - David Hall Masonry Inc..pdf](#)

1.I. Staff recommends that the City Council adopt a resolution approving a General Services Agreement with California Landscape Supply, Inc., for on-call top dressing and fir bark mulch procurement and delivery services, in an amount not -to-exceed \$200,000 per fiscal year, and authorizing the City Manager to grant up to four one-year extensions.

[1.I - Staff Report - GSA W California Landscape Supply.pdf](#)

[1.I - Resolution - GSA W California Landscape Supply.pdf](#)

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

(1) making a determination that compliance with the standard procurement procedures is not in the best interest of the City and dispense these requirements for the procurement of online legal research services for three (3) attorneys and three (3) non-attorneys.

(2) approving an agreement with Thomson Reuters (Westlaw) for these services for a total amount not to exceed \$67,000 over a three (3) year period (November 1, 2025, through October 31, 2028).

[1.J - Staff Report - Westlaw Contract Renewal.pdf](#)

[1.J -Resolution - Westlaw Contract Renewal.pdf](#)

1.K. Staff recommends that the City Council, by motion, appoint Joseph Orcutt as the next qualified applicant from the existing eligibility list to fill the vacant position on the Environmental Sustainability Commission for the remainder of the current term, beginning on the date of appointment and expiring on December 31, 2027.

[1.K - Staff Report - Commission Appointment - Environmental Sustainability Commission.pdf](#)

1.L. Staff recommends that the City Council adopt a resolution approving a General Services Agreement with Ranch Fence, Inc., for on-call fencing services, in an amount not-to-exceed \$75,000 per fiscal year, and authorizing the City Manager to grant up to four one-year extensions.

[1.L - Staff Report - GSA with Ranch Fence.pdf](#)

[1.L - Resolution - GSA with Ranch Fence.pdf](#)

1.M. Staff recommends that the City Council adopt a resolution approving a General Services Agreement with Jet Mulch, Inc., for on-call playground wood fiber and mulch installation Services, in an amount not -to- exceed \$150,000 per fiscal year and authorizing the City Manager to approve up to four one-year extensions.

[1.M - Staff Report - GSA w Jet Mulch Inc..pdf](#)

[1.M - Resolution - GSA w Jet Mulch Inc..pdf](#)

1.N. Staff recommends that the City Council adopt a Resolution authorizing the City Manager, or their designee, to execute all necessary loan, regulatory, and subordination agreements, and ancillary documents, and any non-material amendments, in a form approved by the City Attorney, between the City of Tracy, the Housing Authority of the County of San Joaquin, DCDC Tracy Apartments Phase I, LP, and New Point Real Estate Capital, LLC for the disbursement of a \$4,000,000 loan from Low and Moderate Income Housing Asset Fund monies and \$925,880 in federal HOME Investment Partnerships Program funds to support the development of the Tracy Senior Apartments Phase I Affordable Housing Project; and authorizing the City Manager or their designee to take all steps necessary to carry out the purpose and intent of this Resolution.

[1.N - Staff Report - HACSJ Loan Documents.pdf](#)

[1.N - Resolution - HACSJ Loan Documents.pdf](#)

1.O. Staff recommends that the City Council adopt a Resolution authorizing an amendment to the Attorney-Client Fee Agreement with Liebert Cassidy Whitmore for an additional scope of work to conduct a comprehensive audit not to exceed \$100,000.

[1.O - Staff Report - LCW.pdf](#)

[1.O - Resolution - LCW.pdf](#)

1.P. Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute and act as the agent for the City to process the associated Grant documents for the awarded United States Department of Transportation Multimodal Project Discretionary Grant – Rural Grant Program for Fiscal Year 2025/2026.

[1.P - Staff Report - Accept MDPG FY 25-26 Rural Grant.pdf](#)

[1.P - Resolution - Accept MDPG FY 25-26 Rural Grant.pdf](#)

1.Q. Staff recommends that the City Council adopt a resolution approving Amendment No. 1 to the Master Professional Services Agreement with Advanced Mobility Group, a California Corporation, to provide On-Call Traffic Engineering Services, increasing the not-to-exceed amount to \$500,000 per fiscal year.

[1.Q - Staff Report - Amendment No. 1 to MPSA - AMG.pdf](#)
[1.Q - Resolution - Amendment No. 1 to MPSA - AMG.pdf](#)

1.R. Staff recommends that the City Council adopt a Resolution establishing a General Plan Advisory Committee and the Associated Qualifications and Appointment Process.

[1.R - Staff Report - General Plan Advisory Committee GPAC.pdf](#)
[1.R - Resolution - General Plan Advisory Committee GPAC.pdf](#)

1.S. Staff recommends that the City Council, by motion designate Juan Lopez, DBA Amistad Associates as the City's negotiator for matters related to the City Manager and City Attorney salary and compensation pursuant to Government Code Section 54957.6 (Brown Act).

[1.S - Staff Report - City Manager Evaluations.pdf](#)
[1.S - Resolution - City Manager Evaluations.pdf](#)

1.T. Staff recommends that the City Council adopt a resolution approving and authorizing recordation of three (3) Right-of-ways, three (3) Public Utility Easement Dedication; and two (2) Right-of-ways, and two (2) Public Utility Easement quitclaims for Project Big Bird, located in the Northeast Industrial Specific Plan Area in the City of Tracy.

[1.T - Staff Report - Big Bird.pdf](#)
[1.T - Resolution - Big Bird.pdf](#)

1.U. Staff recommends that the City Council adopt an Ordinance amending Chapter 4.12 – Palmistry, sections 4.12.070 through 4.12.190, of the Tracy Municipal Code, to add a permitting program and makes it a requirement that all persons practicing fortunetelling, palmistry or related practices for compensation in the City of Tracy obtain a permit from the Tracy Police Department, requires a criminal background investigation for all palmistry permit applicants, establishes permit and background investigation fees and specifies enforcement remedies for violations of the ordinance.

[1.U - Staff Report - 2nd Read Ordinance - Palmistry.pdf](#)
[1.U - Ordinance - 2nd Read Ordinance - Palmistry.pdf](#)

1.V. Staff recommends that the City Council adopt an Ordinance amending Chapter 4.20 - Massage Establishments and Therapists of the Tracy Municipal Code to add a permitting program to regulate massage establishments, require a background investigation for all massage establishment owners who are not certified by the California Massage Therapy Council, establish permit and background investigation fees and operational requirements consistent with current law.

[1.V - Staff Report - 2nd Read Ordinance - Massage Establishments.pdf](#)
[1.V - Ordinance - 2nd Read Ordinance - Massage Establishments.pdf](#)

1.W. Staff recommends that the City Council adopt an Ordinance 1)Amending Title 9 of the Tracy Municipal Code, Building Regulations, to adopt, with local amendments, the 2025 California Building Standards Code and the California Fire Code, 2) Adopting Appendices C,F,H,I,J,K,P, and Q under the Building Code; Appendices B, BB, C, CC, D, F, H, L, N, O, and P under the Fire Code; Appendices BF, CH, BH, BI, BF, BM, CI, CK, and CJ under the Residential Code, Appendices, A,B,C,D,E,G,H,I,J, and K under the Plumbing Code, Appendices D and F under the Mechanical Code, and codifying the same as Tracy Municipal Code Title 9, and 3) Creating Tracy Municipal Code Chapter 9.18, Wildland-Urban Interface Code.

[1.W - Staff Report - 2nd Read Ordinance - Building Codes.pdf](#)
[1.W - Ordinance - 2nd Read Ordinance - Building Codes.pdf](#)

2. ITEMS FROM THE AUDIENCE

3. PUBLIC HEARINGS

3.A. Staff recommends that the City Council conduct a public hearing to receive public comment and accept the petition from the Redbridge Owners' Association requesting Vehicle Code enforcement within its private roadways. Following the hearing, adopt a resolution authorizing the Tracy Police Department to enforce traffic violations in the subdivision under California Vehicle Code Section 21107.7.

[3.A - Staff Report - Redbridge.pdf](#)
[3.A - Resolution - Redbridge.pdf](#)

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

1. Determine that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15378 (not a "project" within the meaning of CEQA) and 15061(b)(3) ("common sense" exemption); and

2. Waive the first reading by substitution of title and introduce an ordinance amending Article 2, Definitions, and Article 30, Development Review, of Chapter 10.08, Zoning Regulations, adopt a new Chapter, Chapter 10.10, Housing Regulations, consisting of new articles, Article 1, Qualifying Housing Streamlined Review, Article 2, Multiple-Unit and Mixed-Use Objective Design Standards, Article 3, Community Care Facilities, Article 4, Transitional and Supportive Housing, and Article 5, Emergency Homeless Shelters and Low Barrier Navigation Centers, and repeal and relocate Section 10.08.3195, Day care home, and Section 10.08.3197, Standards for emergency homeless shelters, to Chapter 10.10, Housing Regulations, of Title 10, Planning and Zoning, of the Tracy Municipal Code.

[**3.B - Staff Report - Housing Policy Implementation Part I.pdf**](#)

3.C. The City of Tracy Planning Commission recommends the City Council hold a public hearing, and upon its conclusion, take the following actions:

1. Determine that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15378 (not a “project” within the meaning of CEQA) and 15061(b)(3) (“common sense” exemption); and

2. Waive the first reading by substitution of title and introduce an ordinance amending Article 8 – Medium Density Cluster Zone, Article 9 – Medium Density Residential Zone, Article 9.5 – Small Lot Residential Zone, Article 11– High Density Residential Zone, Article 19 – General Highway Commercial Zone, and adding a “density” definition to Article 2 of Title 10, Planning and Zoning, of the Tracy Municipal Code.

[**3.C - Staff Report - Housing Policy Implementation - Density Increase.pdf**](#)

3.D. Staff recommends that the Tracy City Council introduce and waive the first reading by substitution of title an ordinance adding Chapter 3.56-Temporary Memorials, sections 3.56.010 through 3.56.110, to Title 3-Public Safety of the Tracy Municipal Code.

[**3.D - Staff Report - Temporary Memorial Introduction of Ordinance.pdf**](#)

4. REGULAR AGENDA

4.A. Consideration and adoption of a Resolution Amending Council Policy D-2, Naming Public Buildings, Parks, and Facilities.

[**4.A - Staff Report - Naming Policy Revision.pdf**](#)

[**4.A - Resolution - Naming Policy Revision.pdf**](#)

4.B. Consideration and adoption of a Resolution Approving the Naming of the Reception Area, or Another Designated Room, Within the Tracy Recreation Activity Center (TRAC) or Lobby at City Hall in Honor of Dr. Nancy D. Young.

[4.B - Staff Report - Naming of MGRC or City Hall Lobby.pdf](#)
[4.B - Resolution - Naming of MGRC or City Hall Lobby.pdf](#)

4.C. Consideration and adoption of a Resolution Approving the Naming of a Soccer Field and/or Baseball/Softball Fields at the Legacy Fields Sports Complex in Honor of Shirley Thompson and Robert Rickman, Respectively, and Naming an Area at the Tracy Sports Complex in Honor of Brent Ives.

[4.C - Staff Report - Naming of Designated Area for Legacy and TSC.pdf](#)
[4.C - Resolution - Naming of Designated Area for Legacy and TSC.pdf](#)

4.D. Staff recommends that the City Council receive an informational update on the Economic Development Division's efforts to implement strategies, goals, and actions related to the adopted City Council Strategic Priority for Economic Development and the Ten-Year Economic Development Strategic Plan.

[4.D - Staff Report - Economic Development Update.pdf](#)
[4.D - Presentation - Economic Development Update.pdf](#)

5. ITEMS FROM THE AUDIENCE

6. STAFF ITEMS

7. COUNCIL ITEMS AND COMMENTS

8. ADJOURNMENT