



## TRACY CITY COUNCIL

### REGULAR MEETING AGENDA

**Tuesday, December 16, 2025, 7:00 P.M.**

Tracy City Hall, Council Chambers, 333 Civic Center Plaza, Tracy, CA 95376

Web Site: [www.cityoftracy.org](http://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](http://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 732 8798** 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](mailto:Anonymous@example.com) when prompted to provide an email address.
  - Join by phone by dialing +1-408-418-9388, enter 25577328798#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.*

Date Posted: December 12, 2025

- *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 persons with disabilities to participate in Council meetings. Persons requiring assistance or auxiliary aids should submit a request to the City Clerk’s Office by emailing [cityclerk@cityoftracy.org](mailto:cityclerk@cityoftracy.org) or calling (209) 831-6105 at least 24 hours prior to the meeting.

**Requests for Language Interpretation and Translation** – Requests for language interpretation and translation may be arranged by submitting a request to the City Clerk’s Office by emailing [cityclerk@cityoftracy.org](mailto:cityclerk@cityoftracy.org) or calling (209) 831-6105 at least 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 agenda 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-agenda 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](http://www.cityoftracy.org)

Date Posted: December 12, 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. Certificate of Appointment for Environmental Sustainability Commission Member (Adult)

## ORDER OF BUSINESS

1. CONSENT CALENDAR

- 1.A. Adoption of Minutes of the November 18, 2025 Regular Meeting and December 2, 2025 Special Meeting.

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

[1.A - 12-02-2025 - Special Meeting Minutes.pdf](#)

- 1.B. Staff recommends that the City Council adopt 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.

[1.B - Staff Report - Ordinance 2nd Read - Housing Policy Implementation Part 1.pdf](#)

[1.B - Ordinance A - Housing Policy Implementation Part I.pdf](#)

[1.B - Ordinance B - Housing Policy Implementation Part I.pdf](#)

[1.B - Ordinance C - Housing Policy Implementation Part I.pdf](#)

[1.B - Ordinance D - Housing Policy Implementation Part I.pdf](#)

[1.B - Ordinance E - Housing Policy Implementation Part I.pdf](#)

- 1.C. Staff recommends that the City Council adopt 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.

[1.C - Staff Report - Ordinance 2nd Read - Housing Policy Implementation - Density Increase.pdf](#)

[1.C - Ordinance - Housing Policy Implementation - Density Increase.pdf](#)

- 1.D. Staff recommends that the City Council adopt 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.

[1.D - Staff Report - Ordinance 2nd Read - Temporary Memorials.pdf](#)

[1.D - Ordinance - Temporary Memorials.pdf](#)

- 1.E. Staff recommends that the City Council adopt a resolution approving the City’s Development Impact Fee Annual Report for Fiscal Year 2024-2025 on Development Impact Fee revenues and expenditures, in accordance with the Mitigation Fee Act.

[1.E - Staff Report - AB 1600 FY 24-25.pdf](#)

[1.E - Resolution - AB 1600 FY 24-25.pdf](#)

- 1.F. Staff recommends that the City Council 1) adopt a resolution approving a General Services Agreement with Interstate Sales for purchasing roadway marking materials used for striping of City streets, in an amount not to exceed \$100,000 per fiscal year and an initial term of one (1) year and 2) authorize the City Manager to extend the agreement up to an additional four (4) years.

[1.F - Staff Report - GSA Interstate Sales.pdf](#)

[1.F - Resolution - GSA Interstate Sales.pdf](#)

- 1.G. Staff recommends City Council adopt a resolution approving Amendment No. 2 to the Professional Services Agreement with West Yost & Associates, Inc. to provide Program Management for CIP No. 74168 Recycled Water Expansion Project authorizing:

- 1) A term extension from March 1, 2026, to December 31, 2026; and
- 2) An increase in billing rates from 3% to 4.5% annually, effective January 1, 2026

[1.G - Staff Report - Amendment 2 West Yost.pdf](#)

[1.G - Resolution - Amendment 2 West Yost.pdf](#)

- 1.H. Staff recommends that the City Council 1) authorize the purchase of seven (7) 35-foot low floor electric-diesel hybrid buses for Tracer fixed route service for a total of \$8,437,044 from Gillig, LLC through the California Association for Coordinated Transportation/Morongo Basin Transit Authority Purchasing Cooperative Contract #23-01, pursuant to Tracy Municipal Code section 2.20.210 and 2) approve a contingency amount of \$350,000 for change orders necessary resulting during production.

[1.H - Staff Report - Gillig Bus Purchase.pdf](#)

[1.H - Resolution - Gillig Bus Purchase.pdf](#)

- 1.I. Staff recommends that the City Council adopt a resolution approving a General Services Agreement with Bear Electrical Solutions LLC for on-call electrical services for traffic signal and streetlight repair, in an amount not to exceed \$200,000 per fiscal year, and authorize the City Manager, upon the recommendation of the Director of Public Works, to extend the agreement for up to an additional four (4) years, for a maximum total term of six (6) years, and not to exceed up to \$1,200,000 over six (6) years.

[1.I - Staff Report - GSA Bear Electric.pdf](#)

[1.I - Resolution - GSA Bear Electric.pdf](#)

- 1.J. Staff recommends that the City Council adopt a resolution approving a General Services Agreement with B.I.C. BICSEC SECURITY, INC. dba B.I.C. Security Systems for the provision, installation, and monitoring of security and fire alarm systems for City facilities, for a term of two (2) years from January 1, 2026 through December 31, 2027, in the amount of \$371,006, and authorize the City Manager to extend the agreement for up to an additional four (4) years, upon the recommendation of the Director of Public Works. Staff further recommends authorizing the City Manager to approve an annual price adjustment not to exceed three percent (3%) based on the Consumer Price Index (CPI).

[1.J - Staff Report - GSA BIC Security Systems.pdf](#)

[1.J - Resolution - GSA BIC Security Systems.pdf](#)

- 1.K. Staff recommends that the City Council adopt a resolution approving a General Services Agreement with R&S Erection Tri-County, Inc. for on-call service and repair of garage doors and gates, in an amount not-to-exceed \$100,000 per fiscal year for two (2) years and authorize the City Manager, upon the recommendation of the Director of Public Works, to extend the agreement for up to an additional four (4) years, for a maximum total term of six (6) years, and a not-to-exceed up to \$600,000 over the six (6) years.

[1.K - Staff Report - GSA RS Erection.pdf](#)

[1.K - Resolution - GSA RS Erection.pdf](#)

- 1.L. Staff recommends that the Tracy 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) authorizing the purchase of a Mobile Command Vehicle in the amount of \$1,317,198.99 from LDV Custom Specialty Vehicles.
  - (3) authorizing the acceptance of the San Joaquin County Office of Emergency Services, Homeland Security grant totaling \$500,000 and appropriating the funds to the police department operational budget.
  - (4) authorizing \$217,198.99 from the police department's Supplemental Law Enforcement Services Funds (SLESF) and the appropriating funds to the police department operational budget.
  - (5) approving a city match of the remaining balance of \$600,000, appropriating general funds reserves (F101) to the police department's operational budget.

[1.L - Staff Report - LDV Mobile Command Vehicle.pdf](#)

[1.L - Resolution - LDV Mobile Command Vehicle.pdf](#)

- 1.M. 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 2.20.140 (b)(6) and dispensing such requirement for the actions herein, and;
  - (2) Approving a Professional Services Agreement with Hinderliter de Llamas and Associates DBA HdL Companies for full scope Cannabis Management Services including cost recovery fee analysis, supplemental background checks, compliance inspections, permit reviews, and technical assistance and subject matter expertise for a term of three-years and a total not-to-exceed amount of \$120,000.

[1.M - Staff Report - HdL Companies.pdf](#)

[1.M - Resolution - HdL Companies.pdf](#)

- 1.N. Staff recommends that the City Council adopt a resolution rejecting request to file late claim.

[1.N - Staff Report - Reject Late Claim.pdf](#)

[1.N - Resolution - Reject Late Claim.pdf](#)

- 1.O. Formal request by the City of Tracy to have the Tri-Valley San Joaquin Regional Rail Authority return to the City of Tracy any and all rights and/or interest in and clear all title regarding APN 209 -230-29, 15580 W. Schulte Road, Tracy, California 95337 (Approximately fifty (50) acres).

[1.O - Staff Report - Formal Request to Return Valley Link Parcel.pdf](#)

[1.O - Resolution - Formal Request to Return Valley Link Parcel.pdf](#)



- 1.P. Staff recommends that the City Council adopt a resolution (1) approving the execution of a Master Professional Services Agreement for On-Call Utility Design Services with West Yost & Associates, Inc. for an initial term of three years, with a retroactive effective date as of November 1, 2025, for a total not-to-exceed amount of \$1,000,000 per fiscal year, and (2) granting the City Manager the authority to administratively extend the term of the Master Professional Services Agreement, for up to two, one-year terms based on performance, if needed.

[1.P - Staff Report - MPSA West Yost.pdf](#)

[1.P - Resolution - MPSA West Yost.pdf](#)

- 1.Q. Staff recommends that the City Council adopt a Resolution authorizing the City Attorney to execute a legal services agreement with Redwood Public Law LLP for an amount not to exceed \$200,000.

[1.Q - Staff Report - Legal Services Agreement.pdf](#)

[1.Q - Resolution - Legal Services Agreement.pdf](#)

- 1.R. Staff recommends that the City Council adopt a resolution (1) approving a new Capital Improvement Project 72128 for the Traffic Signal Installation at Tracy Boulevard and Gandy Dancer Drive, and (2) authorizing an appropriation of \$415,855 from the Core Traffic Fees (F375) to the Capital Improvement Project 72128 and (3) authorizing an appropriation of \$384,145 from the General Fund Reserves (F101) to the Capital Improvement Project 72128.

[1.R - Staff Report - Traffic Signal at Tracy Blvd and Gandy Dancer.pdf](#)

[1.R - Resolution - Traffic Signal at Tracy Blvd and Gandy Dancer.pdf](#)

## 2. ITEMS FROM THE AUDIENCE

## 3. PUBLIC HEARINGS

- 3.A. Approval of actions necessary to form Community Facilities District No. 2025-1 (The Avenues): conduct public hearings to consider the formation of the district and the issuance of bonds and other debt; form the district; declare the necessity to incur bonds and other debt; approve the form of an acquisition agreement and authorize execution of such agreement; accept the community facilities district report; conduct property owner election; and consider, waive the first reading by substitution of title, and introduce Ordinance entitled "An Ordinance of the City Council of the City of Tracy Levying Special Taxes Within City of Tracy Community Facilities District No. 2025-1 (The Avenues)."

[3.A - Staff Report - Avenues CFD.pdf](#)

[3.A - Resolution 1 - Avenues CFD.pdf](#)

[3.A - Resolution 2 - Avenues CFD.pdf](#)



3.B. Staff and Planning Commission recommends the City Council conduct a public hearing and take the following actions:

1. Adopt a Resolution determining 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 5 – Use Groups for All Zones, Article 18 - Central Business District Zone, and Article 26 – Off-Street Parking Requirements, of Chapter 10.08, Zoning Regulations, of Title 10, Planning and Zoning, of the Tracy Municipal Code, to amend the Central Business District Zone to allow Use Group 33 as a permitted use, establish a building height limit, add language regarding the ministerial review process, and eliminate parking requirements.

[3.B - Staff Report - CBD DGG.pdf](#)

[3.B - Resolution - CBD DGG.pdf](#)

[3.B - Presentation - CBD DGG.pdf](#)

4. REGULAR AGENDA

- 4.A. Staff recommends that the City Council waive the first reading by substitution of title and introduce an ordinance amending Section 3.08.580, Article 12 of the Tracy Municipal Code, to establish speed limits on specific street segments in accordance with the California Vehicle Code.

[4.A - Staff Report - Engineering and Traffic Speed Survey.pdf](#)

[4.A - Presentation - Engineering and Traffic Speed Survey.pdf](#)

- 4.B. Staff recommends that the City Council discuss and, by motion, authorize all 2025 appointments of City Council Members as representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions to continue in effect until the City Council appoints representatives for these bodies for calendar year 2026.

[4.B - Staff Report - 2025 City Council Appointments.pdf](#)

5. ITEMS FROM THE AUDIENCE

6. STAFF ITEMS

7. COUNCIL ITEMS AND COMMENTS

8. ADJOURNMENT