



## TRACY CITY COUNCIL

### REGULAR MEETING AGENDA

**Tuesday, January 20, 2026, 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 2551 190 7314** 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 25511907314#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 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 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](http://www.cityoftracy.org)

Date Posted: January 16, 2026

## CALL TO ORDER

DISCLOSURE OF PARTICIPATION BY TELECONFERENCE PURSUANT TO GOVERNMENT CODE SECTION 54953.8.3, IF APPLICABLE

## ROLL CALL AND DECLARATION OF CONFLICTS

## PLEDGE OF ALLEGIANCE

## INVOCATION

## PRESENTATIONS

1. Employee of the Month
2. Proclamation: National Human Trafficking Prevention Month
3. Certificates of Recognition for Enlistments to the United States Army, Air Force, Marines, and Navy

## ORDER OF BUSINESS

## 1. CONSENT CALENDAR

- 1.A. Adoption of Minutes of the December 2, 2025 Regular Meeting and December 16, 2025 Special Meeting.

[1.A - 12-02-2025 - Regular Meeting Minutes.pdf](#)  
[1.A - 12-16-2025 - Special Meeting Minutes.pdf](#)

- 1.B. Staff recommends that the City Council adopt a Resolution 1) authorizing the purchase of One (1) new 2025 Ditch Witch HX-30-A Vacuum Excavator from Charles Machine Works, Inc., Ditch Witch Division, utilizing the Sourcewell Cooperative Program and 2) authorizing the execution of a Purchase Agreement in the amount of \$80,935 for the Parks, Recreation, and Community Services Department.

[1.B - Staff Report - Purchase Agreement with Charles Machine Works.pdf](#)  
[1.B - Resolution - Purchase Agreement with Charles Machine Works.pdf](#)

- 1.C. Staff recommends that the City Council adopt a resolution 1) authorizing the purchase of one (1) 2025 MRL 9-4000 Thermoplastic Detail Apparatus, 18' Flatbed Detail Trailer, and related accessories and supplies from Mark Rite Lines Equipment Company, Inc. utilizing the Sourcewell Cooperative Program and 2) authorizing the execution of the Purchase Agreement in the amount of \$147,129.

[1.C - Staff Report - Purchase Agreement with Mark Rite Lines.pdf](#)  
[1.C - Resolution - Purchase Agreement with Mark Rite Lines.pdf](#)

1.D. The Environmental Sustainability Commission and staff recommend that the City Council adopt a Resolution approving Amendment No. 1 to the Environmental Sustainability Commission Bylaws.

[1.D - Staff Report - ESC Bylaws Amendment 1.pdf](#)

[1.D - Resolution - ESC Bylaws Amendment 1.pdf](#)

1.E. Staff recommends that the City Council adopt a resolution accepting the City of Tracy's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending June 30, 2025.

[1.E - Staff Report - FY25 ACFR.pdf](#)

[1.E - Resolution - FY25 ACFR.pdf](#)

1.F. Staff recommends that the Tracy City Council consider and adopt the 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)."

[1.F - Staff Report - CFD Avenues Ordinance 2nd Read.pdf](#)

[1.F - Ordinance - CFD Avenues Ordinance 2nd Read.pdf](#)

1.G. Staff recommends that the City Council adopt 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.

[1.G - Staff Report - Ordinance 2nd Read - CBD DGG.pdf](#)

[1.G - Ordinance - CBD DGG.pdf](#)

1.H. Staff recommends that the City Council adopt 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.

[1.H - Staff Report - Ordinance 2nd Read - Engineering and Traffic Speed Survey.pdf](#)

[1.H - Ordinance - Engineering and Traffic Speed Survey.pdf](#)

1.I. Staff recommends that the City Council adopt a resolution approving an On-Call List for Architectural Design Services for five years.

[1.I - Staff Report - On Call List for Architectural Design Services.pdf](#)

[1.I - Resolution - On Call List for Architectural Design Services.pdf](#)

1.J. Staff recommends that the City Council adopt a resolution (1) accepting offsite improvements for Phase 1 of the Valpico Road Improvement Plans for Tracy Village – Tract 3917 as complete and assuming all future operations and maintenance, (2) approving a Public Landscape Maintenance Agreement between the City of Tracy and Toll West, Inc., a Delaware Corporation, for ongoing maintenance of public landscape areas within the Regency at Tracy Lakes Development, a Delaware Corporation, (3) authorizing the City Engineer to release improvement security in accordance with the Offsite Improvement Agreement, and (4) authorizing the City Clerk to file the Notice of Completion with the San Joaquin County Recorder's Office.

[1.J - Staff Report - Accept Valpico Rd.pdf](#)

[1.J - Resolution - Accept Valpico Rd.pdf](#)

1.K. Staff recommends that the City Council adopt a resolution approving a Memorandum of Understanding (MOU) between the City of Tracy and the Jefferson School District for the funding of supplies for the Drug Abuse Resistance Education (DARE) program in the amount of \$7,000 annually and appropriating to the Police Department Operational Budget starting fiscal year 2025-2026.

[1.K - Staff Report - DARE MOU.pdf](#)

[1.K - Resolution - DARE MOU.pdf](#)

1.L. Staff recommends that the City Council adopt a resolution authorizing and approving (1) a Professional Services Agreement with the Jefferson School District for School Resource Officer services for the utilization of one (1) Tracy Police Officer to serve as a School Resource Officer for a term of four years, July 1, 2025 to June 30, 2029 and a not to exceed amount of \$800,000 and (2) authorizing the agreement retroactively to July 1, 2025.

[1.L - Staff Report - Jefferson SRO.pdf](#)

[1.L - Resolution - Jefferson SRO.pdf](#)

1.M. Staff recommends that the City Council adopt a resolution, (1) accepting public improvements for Tracy Hills Village 9A, Tract 4083, and Tracy Hills Village 9B, Tract 4084, as complete, and assume responsibility for future operations, maintenance, and repairs, (2) authorizing the City Engineer to release Developer furnished bonds in accordance with the Subdivision Improvement Agreements, and (3) authorizing the City Clerk to file Notices of Completion with the San Joaquin County Recorder's Office.

[1.M - Staff Report - Acceptance of Tracy Hills Villages 9A and 9B.pdf](#)

[1.M - Resolution - Acceptance of Tracy Hills Villages 9A and 9B.pdf](#)

## 2. ITEMS FROM THE AUDIENCE

### 3. PUBLIC HEARINGS

3.A. Staff recommends that the City Council conduct a public hearing and following such hearing:

1. Adopt a Resolution Creating City Council Election Districts and Their Respective Boundaries Within the Territory of the City of Tracy as Provided by Sections 34886 and 34871 of the California Government Code; and
2. Waive the First Reading by Substitution of Title and Introduce an Ordinance (1) Amending Title 2 – Administration of the Tracy Municipal Code to Add (A) Chapter 2.01 – Elections and (B) The Following Three Sections Under Chapter 2.01 – Elections: 2.01.010 – Establishment of By-District Elections for City Council Members, Excluding the Mayor, 2.01.020 – Establishment of City Council Election Districts, and 2.01.030 – Establishment of the Sequence of Elections for City Council Members Elected By District; and (2) Relocating Section 2.04.040 – Term Limits of the Tracy Municipal Code to Chapter 2.01 as Section 2.01.040 of the Tracy Municipal Code.

[3.A - Staff Report - Districting Map Adoption and By-District Elections.pdf](#)  
[3.A - Informe del personal - Distritacion Adopcion del Mapa y Elecciones por Distrito.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. 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 to repeal in its entirety and readopt Article 36.5 – Density Bonus, of Chapter 10.08 of the Tracy Municipal Code.

[3.B - Staff Report - Housing Element Density Bonus.pdf](#)  
[3.B - Resolution - Housing Element Density Bonus.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. Adopt a Resolution to (A) determine that the annexation of the property consisting of two parcels located north of Interstate 205 at the northwest corner of Tracy Boulevard and West Larch Road, having the San Joaquin County addresses of 21323 S. Tracy Boulevard, Assessor's Parcel Number 212-170-26, and 21235 S. Tracy Boulevard, Assessor's Parcel Number 212-170-19 (the "Property") is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183; and (B) approve submittal of a petition to San Joaquin Local Agency Formation Commission (LAFCo) for annexation of the Property to the City of Tracy; and
2. Waive the first reading by substitution of title and introduce an ordinance that approves the pre-zoning of the Property to Community Recreation Support Services (CRS) Zone.

[3.C - Staff Report - GURU BAAZ Annexation.pdf](#)

[3.C - Presentation - GURU BAAZ Annexation.pdf](#)

3.D. Staff recommends that the Tracy City Council waive the first reading by substitution of title and introduce an Ordinance Amending Chapter 2.20 of the Tracy Municipal Code to amend signature authority levels, informal and formal bidding procedures, authority for surplus commodities and equipment, and add procedures for local hiring preferences.

[3.D - Staff Report - Purchase Ordinance.pdf](#)

[3.D - Presentation - Purchase Ordinance.pdf](#)

#### 4. REGULAR AGENDA

4.A. 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.A - Staff Report - ED Update.pdf](#)

[4.A - Presentation - ED Update.pdf](#)

4.B. Staff recommends that the City Council approve the selection of the City owned property located at 15580 W. Schulte Road (APN 209-23-029) as the preferred site to develop a Transit Maintenance Facility.

[4.B - Staff Report - Transit Maintenance Facility Site Selection.pdf](#)

[4.B - Resolution - Transit Maintenance Facility Site Selection.pdf](#)

[4.B - Presentation - Transit Maintenance Facility Site Selection.pdf](#)

4.C. Staff recommends that the City Council: (1) adopt a Resolution of Intention to approve an amendment to the contract between the City of Tracy and the Board of Administration of the Public Employees' Retirement System to end Section 20516 (Employees Sharing Additional Cost) of 3% for local Police members in the Tracy Police Officers Association, and (2) waive the first reading by substitution of title and introduce an Ordinance authorizing an amendment to the contract between the City of Tracy and the California Public Employees' Retirement System Plan to end employee cost sharing of 3% for local Police members in the Tracy Police Officers Association, pursuant to Government Code section 20516.

[4.C - Staff Report - CALPERS Amendment.pdf](#)  
[4.C - Resolution - CALPERS Amendment.pdf](#)

4.D. Staff recommends that the City Council discuss and, by motion, (1) appoint City Council Members as representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions for Calendar Year 2026 and (2) authorize all 2026 appointments to continue in effect until either (a) the 2026 appointments are revised following the general election in November 2026, or (b) the City Council appoints representatives on City Council Committees and regional and multi-agency Committees, Boards, and Commissions for Calendar Year 2027.

[4.D. - Staff Report- 2026 City Council Committee Appointments.pdf](#)

4.E. Adopt a Resolution approving the City's 2026 Biennial State Legislative Platform and 2026 Biennial Federal Legislative Platform (Platforms).

[4.E - Staff Report - 2026 Legislative Platforms.pdf](#)  
[4.E - Resolution - 2026 Legislative Platforms.pdf](#)  
[4.E - Presentation - 2026 Legislative Platforms.pdf](#)

4.F. Discuss whether the City Council would like to support the Polluters Pay Climate Superfund Act and, if so, by motion adopt resolution of the City of Tracy supporting the Polluters Pay Climate Superfund Act.

[4.F - Staff Report - CCM Nygard Request for discussion Supporting Climate Superfund Act.pdf](#)  
[4.F - Resolution - CCM Nygard Request for discussion Supporting Climate Superfund Act.pdf](#)

5. ITEMS FROM THE AUDIENCE
6. STAFF ITEMS
7. COUNCIL ITEMS AND COMMENTS
8. ADJOURNMENT