



TRACY CITY COUNCIL

REGULAR MEETING AGENDA

Tuesday, March 17, 2026, 7:00 P.M.

A quorum of the City Council will be in attendance at:

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

And Mayor Arriola will attend remotely at the following location:

Marriott Marquis Washington, DC, 901 Massachusetts Avenue NW, Washington, District of Columbia (DC), USA, 20001

Website: www.cityoftracy.org

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION.

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.

If you wish to make a public comment:

- 1. Comments via Email** – Submit written comments via email to publiccomment@cityoftracy.org, using "public comment" as the subject line. Your comment will be provided to the City Council and appropriate staff member(s) and will become a permanent part of the official meeting record. Please submit your comments as far in advance as possible. Emailed comments must be received **before 12:00 p.m. (i.e., 11:59 a.m. or earlier) on March 17, 2026**, in order to be included in the record. See the "Public Comment Guidelines" section for more instructions about submissions, letters, notes, complaints, and/or comments.
- 2. In-Person Comments** – Complete a Speaker Card (available outside the entrance to the meeting room) and give it to the City Clerk before the Item is considered by the City Council. A Speaker Card is requested but not required for in-person public comment.
- 3. Comments via Webex** – Dial +1-408-418-9388, enter 25524009529#8722922#, and press *3 to raise the Hand icon to speak on an item; or visit <https://cityoftracyevents.webex.com>, and **enter Event Number 2552 400 9529 and Event Password: TracyCC. If you would like to participate in public comment anonymously**, you may submit your comment via phone or 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.

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Protocols for commenting via Webex:

- If you wish to comment under the “Public Comment” portion of the agenda:
 - Listen for “Public Comment” to be opened, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.
 - If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.
- Comments for “Public Comment” will be accepted until the public comment period is closed.

Public Comment Guidelines – 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. The City's “Items from the Audience/Public Comment” policy is outlined in Section 5.8, as revised by Resolution No. 2026-053, of the Council Meeting Protocols and Rules of Procedure. Pursuant to the City's policy, any public comment speaker on any item/segment (be it general public comment on an item not on the agenda; on a discussion/regular item; presentation; a public hearing; an appeal; an informational item; Consent Calendar; and/or an item pulled from the Consent Calendar), shall be limited to:

- Less than 5 requests (1-4 requests): Each speaker gets 4 minutes.
- 5-15 requests: Each speaker gets 3 minutes.
- 16 to 25 requests: Each speaker gets 2 minutes.
- More than 26 requests: Each speaker gets 90 seconds.
- For all requests submitted/hands raised after the first speaker is called (regardless of the number of speakers), the speakers shall receive 90 seconds.

Any submissions, letters, notes, complaints, and/or comments that an individual and/or entity wishes to be submitted and included in the official record for a City Council meeting shall be due **before 12:00 p.m. on the day of the meeting** (i.e., 11:59 a.m. or earlier). Any submissions, letters, notes, complaints, and/or comments received timely as prescribed by this section will be transmitted to the City Council and appropriate staff member(s), posted on the City's website, provided for inspection at the relevant City Council Meeting, and included in the official meeting record. Any submissions, letters, notes, complaints, and/or comments that arrive 12:00 p.m. or later on the day of a City Council meeting, while not part of the official meeting record, will be transmitted to the City Council and appropriate staff member(s).

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.

Items Not on the Agenda – The Brown Act prohibits the City Council from discussing or taking action on items not on the posted agenda.

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 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 or calling (209) 831-6105 at least 24 hours prior to the meeting.

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

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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

NONE

ORDER OF BUSINESS

1. CONSENT CALENDAR

- 1.A. Staff recommends that the City Council adopt an Ordinance amending and updating Chapter 3.04-Fireworks of Title 3 - Public Safety of the Tracy Municipal Code.

[1.A - Staff Report - Ordinance 2nd Read - Fireworks.pdf](#)

[1.A - Ordinance - Fireworks.pdf](#)

- 1.B. Staff recommends that the City Council adopt an Ordinance amending Title 9 - Building Regulations, Chapter 9.24 - Vacant, Neglected and Dangerous Buildings, sections 9.24.010 through 9.24.040 and adding sections 9.24.050 through 9.24.260 of the Tracy Municipal Code to add and define standards for the maintenance of boarded, vacant, and/or neglected buildings located on private property, and an alternative process for abating nuisance conditions caused by such buildings.

[1.B - Staff Report - Ordinance 2nd Read - Vacant Neglected Buildings.pdf](#)

[1.B - Ordinance - Vacant Neglected Building.pdf](#)

- 1.C. Staff recommends that the City Council adopt a Resolution (1) Approving the execution of two Master Professional Services Agreements for On-Call Architectural Design Services with The KPA Group, Inc., a California Corporation, and Barry & Wynn Architects, Inc., a California Corporation, for an initial term of three years, for a total not-to-exceed amount of \$900,000 per fiscal year for each agreement, and (2) Authorizing two administrative options to extend for a one-year term each.

[1.C - Staff Report - MPSA On Call Architectural Design Services.pdf](#)

[1.C - Resolution 1 - MPSA On Call Architectural Design Services - KPA Group.pdf](#)

[1.C - Resolution 2 - MPSA On Call Architectural Design Services - Barry & Wynn.pdf](#)

- 1.D. Staff recommends that the City Council adopt a Resolution Adding Annexed Unincorporated Territories to the Nearest Existing Council Election District Pursuant to Elections Code Section 21603(a).

[1.D - Staff Report - Adding Annexed Territory to Nearest Election District.pdf](#)

[1.D - Resolution - Adding Annexed Territory to Nearest Election District.pdf](#)

- 1.E. Staff recommends that the City Council adopt a Resolution:

1. Authorizing the execution of Amendment No. 2 to the General Services Agreement with Calgon Carbon for Capital Improvement Project (CIP) No. 75126, Filter Media Replacement, at the John Jones Water Treatment Plant, increasing the total not-to-exceed contract amount to \$2,711,806, and
2. Approving a retroactive effective date of February 1, 2025.

[1.E - Staff Report - Amendment 2 with Calgon Carbon.pdf](#)

[1.E - Resolution - Amendment 2 with Calgon Carbon.pdf](#)

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

1. Approving Moleaer, Inc., as a preferred vendor for the nanobubble technology equipment lease pursuant to Tracy Municipal Code Section 2.20.180(b)(4), by determining that it is not in the best interest of the City to comply with competitive procurement procedures for this general service;
2. Approving the execution of a General Services Agreement with Moleaer, Inc. for the lease of nanobubble technology equipment at the Wastewater Treatment Plant, in a total not-to-exceed amount of \$125,000 (one hundred twenty-five thousand) per fiscal year, and term ending February 28, 2027; and
3. Authorizing the City Manager, or designee, to approve an administrative extension of up to four (4) additional years, in any combination, contingent upon satisfactory performance and budget availability.

[1.F - Staff Report - GSA with Molear Inc.pdf](#)

[1.F - Resolution - GSA with Molear Inc.pdf](#)

- 1.G. Staff recommends that the City Council adopt five (5) Resolutions approving General Services Agreements with the vendors listed below for the supply and delivery of certain chemicals necessary for water and wastewater treatment. Each agreement shall:

1. Expire on December 31, 2028,
2. Include a not-to-exceed (NTE) amount per fiscal year (FY), and
3. Include an administrative option, by the City Manager or designee, to extend the term for up to two (2) additional years in the amounts specified below.
 - Airgas Specialty Products, Inc. (annual FY NTE amount of \$250,000)
 - Carus LLC (annual FY NTE amount of \$250,000)
 - Chemtrade Chemicals US LLC (annual FY NTE amount of \$1,500,000)
 - Polydyne, Inc. (annual FY NTE amount of \$1,500,000)
 - Thatcher Company of California (annual FY NTE amount of \$1,500,000)

[1.G - Staff Report - Chemical GSAs with Multiple Vendors.pdf](#)

[1.G - Resolution 1 - GSA Airgas Specialty.pdf](#)

[1.G - Resolution 2 - GSA Carus LLC..pdf](#)

[1.G - Resolution 3 - GSA Chemtrade Chemicals LLC..pdf](#)

[1.G - Resolution 4 - GSA Polydyne Inc..pdf](#)

[1.G - Resolution 5 - Thatcher Company.pdf](#)

- 1.H. Staff recommends that the City Council adopt a Resolution:

1. Approving the execution of a General Services Agreement with Pioneer Americas LLC, a wholly owned subsidiary of Olin Corporation, for the supply and delivery of bulk Sodium Hypochlorite for the Water and Wastewater Treatment Plants, with a total not-to-exceed amount of \$2,500,000 (two million five-hundred thousand dollars) per fiscal year, and a term ending December 31, 2028; and
2. Authorizing the City Manager, or designee, to approve an administrative extension of up to two (2) additional years, in any combination, contingent upon satisfactory performance and budget availability.

[1.H - Staff Report - GSA with Pioneer Americas LLC.pdf](#)

[1.H - Resolution - GSA with Pioneer Americas LLC.pdf](#)

- 1.I. Staff recommends that City Council adopt a Resolution authorizing the purchase of one (1) new 2025 LeeBoy 8520 Electric Paver, and one (1) new 2025 Hamm HD12VV Electric Roller approved through the 25-26 Fiscal year budget utilizing the Sourcewell Cooperative Program.

[1.I - Staff Report - Nixon Egli Street Paver and Roller Purchase.pdf](#)

[1.I - Resolution - Nixon Egli Street Paver and Roller Purchase.pdf](#)

- 1.J. Staff recommends that the City Council adopt a resolution approving Amendment No. 2 to the Professional Services Agreement with LPA, Inc. for additional construction administration and design support services associated with the extended construction duration of the Tracy Recreation Activity Center (CIP 78178), increasing the not-to-exceed amount by \$1,001,830 for a total not-to-exceed amount of \$7,595,588.

[1.J - Staff Report - Amendment No. 2 with LPA.pdf](#)

[1.J - Resolution - Amendment No. 2 with LPA.pdf](#)

- 1.K. Staff recommends that the City Council adopt a Resolution approving a General Services Agreement with Carahsoft Technology Corporation ("Carahsoft") for the purchase of information technology products, solutions, and related services, utilizing the OMNIA Partners cooperative purchasing agreement established by Cobb County Contract No. 23-6692-01, with a not-to-exceed amount of \$600,000 per calendar year, through April 30, 2028.

[1.K - Staff Report - Carahsoft Agreement.pdf](#)

[1.K - Resolution - Carahsoft Agreement.pdf](#)

- 1.L. Staff recommends that the City Council adopt a Resolution 1) Authorizing the City Manager to execute a contract amendment to an existing contract with Granicus, LLC for a total not-to-exceed amount of \$225,000 per fiscal year, to cover certain additional services including but not limited to website refresh, webpage conversions, expanded closed-captioning services, and implementation of electronic voting modules for City Council meetings, and 2) Dispensing the procurement requirement for this agreement pursuant to Tracy Municipal Code Section 2.20.140(b).

[1.L - Staff Report - Granicus Amendment 3.pdf](#)

[1.L - Resolution - Granicus Amendment 3.pdf](#)

- 1.M. Staff recommends that the City Council adopt a Resolution approving a Purchase Agreement for goods, commodities, and ancillary services with DecoTech Systems, Inc., utilizing OMNIA Partners cooperative purchase agreements for the purchase and installation of Verkada Cameras, Access Control, and related Equipment, incorporating by reference contract Region 4 Educational Service Center Contract R250206, with a not-to-exceed amount of \$1,500,000 per calendar year and the term ending on April 1, 2032.

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

[1.M - Resolution - DecoTech.pdf](#)

- 1.N. Staff recommends that the City Council adopt a Resolution (1) Approving the City's Annual Military Equipment Report; (2) Adopting findings required under Government Code Section 7071(e)(2) for each item of military equipment identified in such report; and (3) renewing Ordinance 1327.

[1.N - Staff Report - AB 481 Annual Report 2025.pdf](#)

[1.N - Resolution - AB 481 Annual Report 2025.pdf](#)

- 1.O. Staff recommends that the City Council adopt a Resolution for the Traffic Signal Installation and Roadway Widening at the Corral Hollow Road and Valpico Road Intersection, Capital Improvement Project 72095:

1. Appropriating funds from the Annual Pavement Management Plan – Fiscal Year 24/25, Capital Improvement Project 73196, in the amount of \$420,000 from (F301) to CIP 72095;
2. Approving a revised construction contingency amount not-to-exceed \$691,306 for the construction contract awarded to Dirt Dynasty, Inc. of Farmington, California, pursuant to Resolution No. 2023-222; and
3. Authorizing the City Manager to approve change orders up to the revised contingency amount, if needed.

[1.O - Staff Report - Approve a revised construction contingency CIP 72095.pdf](#)

[1.O - Resolution - Approve a revised construction contingency CIP 72095.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 Roadway and Utility Design Services with Kimley-Horn and Associates, Inc. a North Carolina Corporation, for an initial term of three years, with a retroactive effective date as of March 16, 2026, for a total not-to-exceed amount of \$600,000 per fiscal year for City-funded projects only, and specifying that developer-funded projects with Cost Recovery Agreements may be awarded on a per-contract basis, and (2) Authorizing two administrative options to extend for a one-year term each.

[1.P - Staff Report - MPSA On Call Roadway Utility Design Services.pdf](#)

[1.P - Resolution - MPSA On Call Roadway Utility Design Services.pdf](#)

2. ITEMS FROM THE AUDIENCE

3. PUBLIC HEARINGS

3.A. Staff recommends that the City Council conduct a Public Hearing and adopt a Resolution:

1. Approving the Community Development Block Grant (CDBG) Estimated Award Allocation Recommendations provided in Attachment A hereto;
2. Approving the appropriation to the City of Tracy Economic Development Division of the total CDBG and HOME Investment Partnership Program (HOME) Award funds to be determined by San Joaquin County;
3. Approving the allocation of the County-approved CDBG and HOME Award funds to the Subrecipients in accordance with Award Allocation Recommendations provided in Attachment A hereto; and
4. Authorizing the City Manager, or their designee, to sign the CDBG Subrecipient Agreements and other implementation documents.

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

[3.A - Resolution - CDBG.pdf](#)

[3.A - Presentation - CDBG.pdf](#)

4. REGULAR AGENDA

4.A. Staff recommends that the City Council receive an informational report regarding the annual report of the Transportation Advisory Commission.

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

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

4.B. Staff recommends that the City Council adopt an Ordinance authorizing an amendment to the contract between the City of Tracy and the California Public Employees' Retirement System Plan (CalPERS) to end employee cost sharing of 3% for local Police members in the Tracy Police Officers Association, pursuant to Government Code Section 20516.

[4.B - Staff Report - Ordinance 2nd Read - CALPERS Ammendment.pdf](#)

[4.B - Ordinance - CALPERS Ammendment.pdf](#)

4.C. Staff recommends that the City Council consider expanding the scope of the Clyde Bland Park BMX Pump Track project (CIP 78190) to include an entry-level adaptive loop track and, upon consensus, adopt a resolution:

1. Appropriating additional funds in the amount of \$335,000 from Master Plan Neighborhood Park Impact Fees (F361) to CIP 78190;

2. Increasing the overall Project not-to-exceed budget by \$335,000, from \$2,200,621 to \$2,535,621;
3. Increasing the Project contingency amount by \$225,500, from \$126,850 to \$352,350;
4. Authorizing the City Manager to approve change orders up to the revised contingency amount, if needed; and
5. Authorizing the City Manager to execute capital project-related documents and fee authorizations necessary to support the Project within the revised overall not-to-exceed budget of \$2,535,621.

[4.C - Staff Report - BMX Pump Track Budget Expansion.pdf](#)
[4.C - Resolution - BMX Pump Track Budget Expansion.pdf](#)
[4.C - Presentation - BMX Pump Track Budget Expansion.pdf](#)

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