



TRACY CITY COUNCIL

REGULAR MEETING AGENDA

Tuesday, November 18, 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 2559 215 8136** 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 25592158136#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: November 14, 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 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.

Requests for Accommodation and Language Interpretation/Translation for Item 1.A

– The City of Tracy is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for the disabled to participate in employment, programs, and facilities. Language interpretation and requests for disability-related modification or accommodation, including auxiliary aids or devices, may be arranged by submitting a request to the City Clerk’s Office by emailing districting@cityoftracy.org or calling (209) 831-6105 at least 48 hours prior to the Public Hearing.

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

Date Posted: November 14, 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 – NONE

ORDER OF BUSINESS

1. PUBLIC HEARING - DISTRICTING

- 1.A. Staff recommends that the City Council conduct a public hearing and during such hearing, (1) receive a report from staff and the City's demographic consultant on the districting process, permissible criteria to be considered to draw City Council Member election district boundaries, and public outreach; (2) provide and receive input from the public on the composition of voting districts before maps are drafted; and (3) provide initial direction to the demographic consultant on composition of draft maps.

[1.A - Staff Report - 2nd Districting Public Hearing.pdf](#)

[1.A - Presentation - 2nd Districting Public Hearing.pdf](#)

[1.A - Informe del Personal - 2da Audiencia Publica de Distritacion.pdf](#)

[1.A - Presentacion - 2da Audiencia Publica de Distritacion.pdf](#)

2. CONSENT CALENDAR

- 2.A. Adoption of November 4, 2025 Special Meeting - Closed Session Minutes

[2.A - Special Meeting Minutes 11-04-2025.pdf](#)

- 2.B. Staff recommends that the City Council adopts 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. Approving a Purchase Agreement with Motorola, Inc. for the purchase of the police department's specified equipment, accessories and warranties for a total not-to-exceed amount of \$165,500.

[2.B - Resolution - Motorola Mobile Radios.pdf](#)

[2.B - Staff Report - Motorola Mobile Radios.pdf](#)

- 2.C. Staff recommends that the City Council adopt a resolution (1) approving the Offsite Improvement Agreement between the City and Prologis, L.P. for offsite improvements on Capital Parks Drive, (2) authorizing the City Clerk to accept land dedications, and (3) authorizing the City Clerk to file the conveyance documents with the San Joaquin County Recorder.

[2.C - Staff Report - IPC Ph 1L OIA IOD PUE.pdf](#)

[2.C - Resolution - IPC Ph 1L OIA IOD PUE.pdf](#)

- 2.D. Staff recommends that the City Council adopt a resolution approving and authorizing recordation of three (3) Right-of-way, three (3) Public Utility Easement Dedications; and two (2) Right-of-way, and two (2) Public Utility Easement quit claims at the International Park of Commerce

[2.D - Staff Report - Big Bird.pdf](#)

[2.D - Resolution - Big Bird.pdf](#)

3. ITEMS FROM THE AUDIENCE

4. PUBLIC HEARINGS

- 4.A. Staff recommends that the City Council:

A. Waive the first reading by substitution of title and introduce 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; and

B. Adopt a Resolution making an express finding that proposed modifications are reasonably necessary because of local climatic, geological or topographical conditions (Exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061 (b)(3) (no potential to adversely impact the environment) and 15268 (ministerial building permit exemption)).

[4.A - Staff Report - Local Adoption of 2025 California Codes.pdf](#)

[4.A - Resolution - Local Adoption of 2025 California Codes.pdf](#)

[4.A - Presentation - Local Adoption of 2025 California Codes.pdf](#)

4.B. Staff recommends that the Tracy City Council:

1. Waive the first reading by substitution of title and introduce 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; and
2. Adopt a Resolution authorizing the Tracy Police Department to access criminal history information of palmistry permit applicants for permitting purposes;
3. Adopt a Resolution establishing fees related to Palmistry permit applications and background investigations

[4.B - Staff Report - Palmistry Introduction of Ordinance.pdf](#)

[4.B - Resolution 1 - Palmistry Introduction of Ordinance.pdf](#)

[4.B - Resolution 2 - Palmistry Introduction of Ordinance.pdf](#)

4.C. Staff recommends that the Tracy City Council:

1. Waive the first reading by substitution of title and introduce 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
2. Adopt a Resolution authorizing the Tracy Police Department to access criminal history information for permitting purposes related to massage establishment permit applicants who are not certified by the California Massage Therapy Council; and
3. Adopt a Resolution establishing fees related to massage establishment permit applications and background investigations

[4.C - Staff Report - Massage Establishments Introduction of Ordinance.pdf](#)

[4.C - Resolution 1 - Massage Establishments Introduction of Ordinance.pdf](#)

[4.C - Resolution 2 - Massage Establishments Introduction of Ordinance.pdf](#)

- 4.D. Staff recommends that the Tracy City Council conduct a public hearing and upon conclusion adopt a Resolution 1) approving and adopting the proposed Citywide Master Fee Schedule effective as of January 2, 2026 and 2) Rescinding Resolution 2025-096 effective January 2, 2026.

[4.D - Staff Report - Master Fee Schedule Amendment.pdf](#)

[4.D - Resolution - Master Fee Schedule Amendment.pdf](#)

5. REGULAR AGENDA

- 5.A. Staff recommends that the City Council adopt a Resolution (1) adopting the Regular Meeting Calendar of the Tracy City Council for Calendar Year 2026; and (2) authorizing all City Boards, Committees, and Commissions to adopt the City Council's 2026 Legislative Recess Periods as Indicated in the Regular Meeting Calendar of the Tracy City Council for Calendar Year 2026.

[5.A - Staff Report - Adoption of 2026 City Council Regular Meeting Calendar.pdf](#)

[5.A - Resolution - Adoption of 2026 City Council Regular Meeting Calendar.pdf](#)

- 5.B. Staff recommends that the City Council vote in favor of sending a letter to Governor Gavin Newsom to support building a new Tracy Courthouse.

[5.B - Staff Report - Letter to Governor - New Tracy Courthouse.pdf](#)

- 5.C. Staff recommends that the City Council receive an informational update on the current status of the Valley Link rail project.

[5.C - Staff Report - Valley Link Informational Update.pdf](#)

[5.C - Presentation - Valley Link Informational Update.pdf](#)

6. ITEMS FROM THE AUDIENCE

7. STAFF ITEMS

8. COUNCIL ITEMS

9. ADJOURNMENT