

NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the **Measure V Residents' Oversight Committee** is hereby called for:

Date/Time: **Monday, April 19, 2021 at 5:30 p.m.**
(or as soon thereafter as possible)

Location: **Tracy City Hall**
Conference Room 203
333 Civic Center Plaza, Tracy

THIS SPECIAL MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT

RESIDENTS ARE STRONGLY ENCOURAGED TO PARTICIPATE REMOTELY AT THE APRIL 19, 2021 MEETING

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Measure V Residents' Oversight Committee on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

Remote Access to Measure V Residents' Oversight Committee Meeting:

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Measure V Residents' Oversight Committee meeting on Monday, April 19, 2021.

Remote Public Comment:

Public comment, limited to 250 words or less, may be submitted via email publiccomment@cityoftracy.org

Identify the item you wish to comment on in your email's subject line. Emails that exceed the 250 word limit will not be read in their entirety during a meeting, however, they will be included in the record.

During the upcoming Committee 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:*
 - **Phone** by dialing 209-425-4338, Conference ID 113699559#
 - **In writing before the meeting** by sending written statements to publiccomment@cityoftracy.org

- *Protocols for submitting comments by **phone**:*
 - *Comments received by phone for the "Items from the Audience/Public Comment" portion of the agenda must be received by the time the Chairman opens that portion of the agenda for discussion.*
 - *Comments received by phone on each "Agendized Item" will be accepted until the Chairman announces that public comment for that item is closed.*
 - *Comments for the "Items from the Audience/Public Comment" will be accepted until the public comment period is closed.*

- *The total allotted time for public comment under "Items from the Audience/Public Comment" will be 15 minutes:*
 1. Call to Order
 2. Roll Call
 3. Items from the Audience - Items from the audience - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution 2019-240, 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, Committee 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 the Committee.*
 4. Approval of the Minutes
 5. Review of Unaudited Actuals 3rd Quarter Fiscal Year 2020-21
 6. Discuss annual report to City Council
 7. Adjournment

Posting Date Friday, April 16, 2021

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Measure V Residents' Oversight Committee regarding any item on this agenda will be made available for public inspection in the Finance Department located at 333 Civic Center Plaza, Tracy, during normal business hours.

SPECIAL MEETING MINUTES
MEASURE V RESIDENTS' OVERSIGHT COMMITTEE

January 25, 2021, 5:30 p.m.
City Hall Conference Room 203, 333 Civic Center Plaza
City Website: <http://www.ci.tracy.ca.us>

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20, which suspends certain requirements of the Ralph M. Brown Act. Residents could participate remotely via email and phone during the meeting.

1. CALL TO ORDER: Abdul Wahid, Chairperson, called the meeting to order at 5:30 p.m.
2. ROLL CALL:

Present: Chairperson Abdul Wahid, Committee Member Ameni Alexander, Committee Member Joyce Fenton

Absent: Vice Chairperson Allan Borwick and Committee Member Karen Parker-Moore

Staff Present: Karin Schnaider, Director of Finance
Sara Cowell, Accounting Manager
Carol Zandona, Executive Assistant

Recorded By: Carol Zandona
3. ITEMS FROM THE AUDIENCE

None
4. APPROVAL OF MINUTES

Motion: Chairperson Wahid made a motion to approve the October 19, 2020 meeting minutes
Second: Committee Member Fenton
All in Favor: Chairperson Wahid, Committee Members Alexander and Fenton
Absent: Vice Chairperson Borwick and Committee Member Parker-Moore
Oppose: None
5. ELECTION OF CHAIR & VICE CHAIRPERSON

Chairperson Wahid called for nominations for the election of the 2021 Chairperson.

Motion: Committee Member Alexander nominated himself for the position of Chairperson
Second: Chairperson Wahid
All in Favor: Chairperson Wahid, Committee Members Alexander and Fenton
Absent: Vice Chairperson Borwick and Committee Member Parker-Moore
Oppose: None

Committee Member Alexander was elected as the Chairperson and presided over the rest of the meeting.

Chairperson Alexander called for nominations for the Vice-Chairperson position.

Motion: Committee Member Wahid nominated Committee Member Fenton as Vice Chairperson
Second: Committee Member Fenton
All in Favor: Chairperson Alexander, Committee Members Wahid and Fenton
Absent: Vice Chairperson Borwick and Committee Member Parker-Moore
Oppose: None

6. REVIEW OF UNAUDITED ACTUALS 2ND QUARTER FISCAL YEAR 2020-21

Director of Finance Karin Schnaider presented the staff report to the committee members providing a summary of the unaudited actuals for the second quarter for Fiscal year 2020-21. During the period there was not a lot of activity.

Measure V information that Director Schnaider presents to the Committee is the same information presented to the City Council. Director Schnaider informed Committee Members that they will receive an email notification when Measure V items are being presented for discussion to the City Council, keeping the Committee informed of possible Council actions.

Committee member's questions and comments followed.

The Committee received and filed the Review of Unaudited Actuals for the 2nd Quarter Fiscal Year 2020-21 report.

7. ADJOURNMENT

Motion to Adjourn: Committee Member Wahid
Second: Vice Chairperson Fenton
All in Favor: Chairperson Alexander, Vice Chairperson Fenton, Committee Member Wahid
Adjournment: 6:05 p.m.

The above Special meeting agenda was posted at the Tracy City Hall on January 22, 2021. The above are action minutes. A recording is available at the Finance Director's office.

**CITY OF TRACY
MEASURE V RESIDENTS' OVERSIGHT COMMITTEE
SPECIAL MEETING**

April 19, 2021

AGENDA ITEM 5.A

REQUEST

**REVIEW OF UNAUDITED ACTUALS THIRD QUARTER FOR FISCAL YEAR
2020-21**

BACKGROUND

The Measure V Resident's Oversight Committee meets quarterly to review actuals from the prior quarters. The scope of this discussion is "to review the expenditure of the revenue from this transactions and use tax" in accordance with the Committee's scope in Section 6.28.170 of the Tracy Municipal Code (TMC). Due to the Governor's Stay at Home orders related to COVID-19, which delayed this Committee from meeting over the last year, this meeting will cover the prior three quarters, third quarter (Q3) FY 2020-21.

DISCUSSION

The City's fiscal year is from July 1 through June 30. The City conducts an annual audit at the close of the fiscal year. Section 6.28.160 of the TMC states "... no later than December 31st of each year, the City's independent auditors shall complete a financial audit report to include the revenue raised and expended by this tax."

*****CONTINUE TO NEXT PAGE*****

Below is a summary of the unaudited March 31, 2020 Measure V sales tax, which encompasses the third quarter (Q3) financials for FY 2020-21. Prior year is presented for comparison.

<u>Project</u>	<u>FY 19/20</u> <u>Q3</u>	<u>FY 20/21</u> <u>Adopted</u>	<u>FY20/21</u> <u>Amended</u>	<u>FY20/21</u> <u>Q3</u>
<u>REVENUES</u>				
Measure V Sales Tax	6,415,303	7,966,637	11,500,000	7,633,857
Interest Earnings	4,702	(80,146)	0	22,850
TOTAL REVENUES	6,420,005	7,886,491	11,500,000	7,656,707
<u>EXPENSES</u>				
Staffing	165,794	268,114	182,539	136,904
Small Business Loans	0	0	500,000	425,000
78054-Aquatic Center	31,086	0	20,108	5,456
78155-Senior Center	216,306	0	0	0
78163-Legacy Fields	0	0	0	0
78164-Legacy Fields	2,287,136	0	410,401	67,383
78178-MultiGen Rec Center	0	0	0	0
TOTAL EXPENSES	2,700,323	268,114	1,113,047	634,743
INCREASE/(DECREASE)	3,719,682	7,618,377	10,386,953	7,021,964

Attached is the accumulated totals of Measure V revenues and expenditures including committed fund balance as of January 22, 2021.

The following table outlines dates and actions Council to commit Measure V funds:

Date	Action
October 30, 2017	<ul style="list-style-type: none"> ▪ Council prioritized Measure V projects <ul style="list-style-type: none"> ○ Aquatics Center, ○ Legacy Fields, ○ Multi-Generational Recreation Center (“Multi-Gen Rec Center”), ○ Library ○ Ritter Family Ball Park ▪ Committed 50% of all Measure V funds for debt to finance these amenities (Legacy Fields \$10 million; Aquatic Center \$30 million; Multi-Gen Rec Center \$40 million), 25% to pay-as-you-go amenities and 25% to operating and maintaining these amenities,
December 19, 2017	<ul style="list-style-type: none"> ▪ Approve Measure V funding for Senior Accountant (0.5 FTE) (<i>Resolution 2017-273</i>)
March 6, 2018	<ul style="list-style-type: none"> ▪ Council approved major community amenity projects to be funded by Measure V and allocated Measure V funds in the following amounts (<i>Resolution 2018-043</i>) <ul style="list-style-type: none"> ○ \$4 million (planning and design for the Multi-Gen Rec Center), ○ \$1 million (design for Aquatics Center) ○ \$1.5 million (design contract to complete Phase 1 at Legacy Fields). ○ Approve Measure V funding for Parks Planning & Development Manager (1 FTE) ▪ Council approved a construction contract to construct Phase 1C of Legacy Fields. This included an appropriation of \$3.6 million from Measure V funds. (<i>Resolution 2018-044</i>)
July 17, 2018	<ul style="list-style-type: none"> ▪ Council awarded construction contract to renovate the Lolly Hansen Senior Center, which included over \$950,000 in committed Measure V funds. (<i>Resolutions 2018-021 and 2018-141</i>)
April 16, 2019	<ul style="list-style-type: none"> ▪ Council approved a construction contract to construct Phase 1D of Legacy Fields. This included an appropriation of \$4.9 million from Measure V funds. (<i>Resolution 2018-146</i>)
September 18, 2018	<ul style="list-style-type: none"> ▪ Approve Measure V funding for Senior Maintenance Worker-Parks (1 FTE) (<i>Resolution 2018-197</i>)
March 5, 2019	<ul style="list-style-type: none"> ▪ Council directed staff to fund the City amenities (Aquatic Center and Multi-Generational Recreation Center) through a “pay-go” approach; in lieu of debt financing, funds would be accumulated over time.

Date	Action												
May 21, 2019	<ul style="list-style-type: none"> ▪ Council approves land purchase from Wastewater Fund for expanded park land at Legacy Fields, \$1.8M (<i>Resolution 2019-104</i>) ▪ Ratified, by motion, August 18, 2020 												
November 5, 2019	<ul style="list-style-type: none"> ▪ Developer presented Aquatic Center Final Conceptual Plan funding scenarios of \$54M, \$80M and \$130M. ▪ Council, by motion, established a total not-to-exceed budget of \$65M (\$55M in Measure V and \$10M in Developer’s Contribution) for the Aquatic Center 												
November 19, 2020	<ul style="list-style-type: none"> ▪ Council confirms Measure V project priorities and approves funding allocations. (<i>Resolution 2019-232</i>) <table border="1" data-bbox="662 680 1401 926"> <thead> <tr> <th data-bbox="662 680 1005 716">Project</th> <th data-bbox="1005 680 1198 716">Amount</th> <th data-bbox="1198 680 1401 716">Timeline</th> </tr> </thead> <tbody> <tr> <td data-bbox="662 716 1005 787">Aquatic Center</td> <td data-bbox="1005 716 1198 787">\$55M</td> <td data-bbox="1198 716 1401 787">2019-2024</td> </tr> <tr> <td data-bbox="662 787 1005 858">Multi-Gen Rec Center</td> <td data-bbox="1005 787 1198 858">\$40M</td> <td data-bbox="1198 787 1401 858">2024-2028</td> </tr> <tr> <td data-bbox="662 858 1005 926">Operations & Maintenance</td> <td data-bbox="1005 858 1198 926">\$40M</td> <td data-bbox="1198 858 1401 926">2024-2037</td> </tr> </tbody> </table> <p data-bbox="662 926 1438 1003">Note: Timelines may shift based on future Council direction regarding pay-go projects.</p>	Project	Amount	Timeline	Aquatic Center	\$55M	2019-2024	Multi-Gen Rec Center	\$40M	2024-2028	Operations & Maintenance	\$40M	2024-2037
Project	Amount	Timeline											
Aquatic Center	\$55M	2019-2024											
Multi-Gen Rec Center	\$40M	2024-2028											
Operations & Maintenance	\$40M	2024-2037											
June 16, 2020	<ul style="list-style-type: none"> ▪ Council approves one-time use of Measure V to fund General Fund deficit resulting from the COVID-19, \$2.2M. Council directs staff to repay the funds within three years. (<i>Resolution 2020-105</i>) 												
August 18, 2020	<ul style="list-style-type: none"> ▪ Council approved the Aquatic Center Final Conceptual Plan with a not-to-exceed budget of \$65 million, including contingency and soft costs, \$55M from Measure V and \$10M from Developer’s Contribution. (<i>Resolution 2020-154</i>) 												
December 15, 2020	<ul style="list-style-type: none"> ▪ Council approved \$500,000 Small Business Grant; returning for further discussion for funding at midyear 												
March 23	<ul style="list-style-type: none"> ▪ Legacy <i>Fields</i>: Per Council direction, staff will proceed with construction of Phase 1E including optional improvements for \$17.1 million using debt financing funded by Measure V. Bid documents will be finalized and the project will be put out to bid in Fall 2021. Construction is estimated to take 12-18 months with completion tentatively set for Fall/Winter 2022. <p data-bbox="706 1682 1040 1713"><u>Phase 1E Scope of Work</u></p> <ol style="list-style-type: none"> a. Eastern Wagon Wheel Improvements (to match Western Wagon Wheel) <ol style="list-style-type: none"> 1. Fields 3, 4 and 5 fencing and paving 2. Renovation of Field 1 3. Renovation of Field 2 												

Date	Action
	<ul style="list-style-type: none"> 4. Paving, parking lot access and shade structures for all fields 5. Restroom/Concession Building and plaza area 6. Electrical infrastructure work for all fields 7. Sport field and pathway lighting b. Parking Lot Improvements <ul style="list-style-type: none"> 1. Pave and stripe four (4) existing gravel parking lots 2. Underground electrical infrastructure work for future vehicle charging stations 3. Construct new secondary exit at southern end of complex 4. Construct (1) overflow gravel parking lot fully improved overflow parking lot to the northwest of the soccer fields 5. Roadway & Sidewalk Top Seal 6. Slurry seal and stripe spine road 7. Slurry seal and repair existing asphalt sidewalk c. Wayfinding, Signage & Sponsorship Opportunities Package <ul style="list-style-type: none"> 1. Vehicular Approach and Experience 2. Pedestrian Approach and Experience 3. Field Identification Markers 4. Informational Kiosks, Photo ops, Branding d. Other Critical Improvements <ul style="list-style-type: none"> 1. Sump pump to address flooding along Tracy Boulevard 2. Electrical improvements to Maintenance Yard <ul style="list-style-type: none"> ▪ <i>Multi-Generational Recreational Center.</i> Per Council direction, staff will proceed with a phased approach to constructing this project with Phase 1 completion goal of 2023. Phase 1 includes \$3.9 million of committed Measure V funding, \$4 million in public benefit money from Prologis, and another \$17 million from Measure V (estimated budget for Phase 1 is \$24.9 million). Staff will return to the City Council with a request for policy direction on the project including site selection and scope of Phase 1. After the scope and site location are determined, staff will issue a Request for Proposals (RFP) to begin design of Phase 1. The remaining phase(s) will be on hold until additional funding is available after 2028 and the completion of the Aquatics Center; estimated total not to exceed budget of \$40 million. ▪ <i>Aquatics Center.</i> Per Council direction, staff will continue to work on a phased approach to the Aquatics Center project with Surland Communities, LLC (Developer). Depending on

Date	Action
	<p>Council direction, a phasing plan could see the Phase 1 open by 2026. Phase 2 would be completed by 2028 for the total not to exceed budget of \$65 million, including contingency and soft costs; funded from \$55 million of Measure V and \$10 million in developer contribution.</p> <ul style="list-style-type: none"> <li data-bbox="613 474 1438 1066"> <p>▪ <i>Nature Park</i>: The Nature Park is now considered a Measure V major amenity project as a “future funded” in 2030 outside the five year CIP Outlook. There is approximately \$375,000 in the budget from the Swainson’s Hawk Habitat Mitigation Fund that can be used for initial planning this project. Staff is still working on determining if this funding can be spent on design and/or construction. Also, there may be an opportunity to utilize other community benefit funds in the amount of \$200,000 from the Holly Commerce project. Should Council decide to allocate this community benefit money, staff can return with options for project planning that may include, amongst other things, partnering with a nursery to purchase and maintain tree seeds for future use contract grow trees for the project. This strategy is common practice for landscape projects that have long timeline for completion or site conditions that do not allow for trees to be planting for a substantial amount of time.</p>

RECOMMENDATION

Staff recommends that Committee receive the FY 2020-21 Third Quarter, March 31, 2021, for Measure V.

Prepared by: Karin Schnaider, Finance Director

ATTACHMENTS

Measure V Accumulated Total Unaudited

MEASURE V RESIDENTIAL OVERSIGHT COMMITTEE MEETING
10/19/2020
ACCUMULATED TOTALS FOR MEASURE V AS OF 06/30/2020 (UNAUDITED)

Council Action	Timeline	Committed	Program Funded	Actual FY 2017	Actual FY 2018	Actual FY 2019	Actual FY 2020	Actual (unaudited) FY 2021 as of 04/16/2021	Accumulated Fund Balance as of 01/22/2021
Revenue									
Measure V Local Sales Tax			\$ (40,196,679)	\$ 1,952,527	\$ 9,022,126	\$ 10,853,130	\$ 10,735,039	\$ 7,633,857	\$ -
Interest Earnings			\$ (213,798)			\$ 85,175	\$ 128,623	\$ 22,850	
Total			\$ (40,410,477)	\$ 1,952,527	\$ 9,022,126	\$ 10,938,305	\$ 10,863,662	\$ 7,656,707	\$ -
Expense									
	Council Reso #	Fiscal Years							
.50 Senior Accountant	2017-273	2018-2037	\$ 1,500,000			\$ -	\$ -	\$ -	
1.0 Parks Planning Development Manager	2018-043	2019-2037	\$ 5,000,000	\$ (339,560)		\$ 170,809	\$ 168,751	\$ 136,904 *	
1.0 Senior Maintenance Worker Parks	2018-197	2019-2037	\$ 2,500,000	\$ (74,766)		\$ -	\$ 74,766		
Operations and Maintenance for amenities	2019-232	2024-2037	\$ 40,000,000						
*staffing cost have a moderate 2% inflation; actuals reflect current MOU contracts				\$ (515,143)					\$ (378,239)
Aquatic Center (CIP 78054A)	2018-043	2018-2026	\$ 1,000,000	\$ (1,000,000)			\$ 36,392	\$ 5,456	
Aquatic Center (CIP 78054B)	2019-232	2018-2026	\$ 55,000,000	\$ (15,382,825)					\$ (16,340,977)
Borrow for COVID	2020-154	2021	\$ 2,200,000	\$ (2,200,000)					\$ (2,200,000)
Small Business Relief Grant		2021	\$ 500,000	\$ (500,000)				\$ 425,000	\$ (75,000)
Legacy Fields land purchase	2019-104	2020	\$ 1,833,600	\$ (1,833,600)		\$ 1,833,600			
Legacy Fields Sports Complex (CIP 78163)	2018-044	2018-2021	\$ 3,662,068	\$ (3,662,068)	\$ 3,178,651	\$ 483,417			
Legacy Fields Sports Complex (CIP 78164)	2018-043; 2018-146	2018-2020	\$ 6,400,000	\$ (6,400,000)	\$ 20,205	\$ 3,075,820	\$ 2,419,552	\$ 67,883	\$ (816,540)
MutiGen Recreation Center (CIP 78178)	2018-043	2018-2026	\$ 4,000,000	\$ (4,000,000)	\$ 110,056				
MutiGen Recreation Center (CIP 78178)	2018-232	2026-2030	\$ 36,000,000						\$ (3,889,944)
Senior Center Construction Contract (CIP 78155)	2018-141; 2018-021	2018	\$ 951,483	\$ (951,483)		\$ 733,633	\$ 216,306		\$ (1,544)
Total			\$ 160,547,151	\$ (36,859,445)	\$ -	\$ 3,308,912	\$ 6,297,279	\$ 2,915,768	\$ 635,243
*staffing charges separated at year end									
Cummulative Measure V Fund Balance		\$ (160,547,151)	\$ (3,551,032)	\$ 1,952,527	\$ 5,713,213	\$ 4,641,026	\$ 7,947,894	\$ 7,021,464	\$ 16,703,629

	Actual FY 2017	Actual FY 2018	Actual FY 2019	Actual FY 2020	Unaudited FY 2021
Fund balance 107	\$ 1,952,527	\$ 7,550,251	\$ 3,811,306	\$ 302,831	\$ 7,301,445
Fund Balance 307	\$ 115,491	\$ 8,495,461	\$ 19,951,830	\$ 19,974,680	\$ 19,974,680
	\$ 1,952,527	\$ 7,665,741	\$ 12,306,767	\$ 20,254,661	\$ 27,276,125
	\$ 0	\$ (1)	\$ 0	\$ 0	\$ 0