

**November 5, 2014, 7:00 p.m.**

City Council Chambers, 333 Civic Center Plaza

Web Site: [www.ci.tracy.ca.us](http://www.ci.tracy.ca.us)

Mayor Ives called the meeting to order at 7:00 p.m., and led the Pledge of Allegiance.

The invocation was offered by Pastor Rob Krenik, Calvary Chapel.

Roll call found Council Members Manne, Rickman, Young, Mayor Pro Tem Maciel, and Mayor Ives present.

Troy Brown, City Manager, presented the Employee of the Month award for November 2014, to Veronica Nunez, Finance Department.

Mayor Ives presented a proclamation declaring November National Homeless Youth Awareness and Runaway Prevention Month to Julie Yang, Shelter Director.

Mayor Ives presented a proclamation declaring November Pancreatic Cancer Awareness Month to Danielle Mintz, Pancreatic Cancer Action Network's Bay Area Affiliate.

Mayor Ives recognized D.A.R.E. graduates from George Kelly Elementary School.

1. CONSENT CALENDAR – Following the removal of item 1.D by Steve Nicolaou, motion made by Mayor Pro Tem Maciel, seconded by Council Member Rickman to adopt the consent calendar. Roll call vote found Mayor Pro Tem Maciel, Council Members, Rickman, Manne, Young and Mayor Ives in favor. Motion carried 5:0.
  - A. Approval of Minutes – Regular meeting minutes of August 19, 2014 (amended) and October 21, 2014, and special meeting minutes of October 21, 2014, were approved.
  - B. Approve Resolution Authorizing a Leave of Absence for Tracy Transportation Advisory Commissioner Alvin Vaughn – Resolution 2014-186 approved a leave of absence.
  - C. Authorize Amendment of the City's Classification Plan by Approving Revisions to the Classification Specification for Communications Unit Supervisor – Resolution 2014-187 approved the amendment.
  - D. Award a Construction Contract to Teichert Construction of Stockton, California, for Reconstruction of Tracy Municipal Airport Runways 12-30 and 8-26, and Reconstruction of Taxiways A, B, D, and E, Including Runway/Taxiway Intersections Schedule A and Schedule B, Project CIP 77037, AIP No. 3-06-0259-16, Approve Task Order No. 4 With Reinard Brandley, Airport Consulting Services, Authorize an Appropriation of Funds and Authorize the Mayor to Execute the Task Order and Contract – Mr. Nicolaou entered into the record documents related to the work carried out by California Pavement Management

Company Inc. The documents included emails from staff, the Notice of Completion and a letter from the City dated February 11, 2010 addressed to California Pavement Maintenance Company, Inc. accepting the project.

Kul Sharma, City Engineer, stated in 2007 the project awarded to California Pavement Management was a slurry seal, which enhances the life of a project for five to six years. The majority of funding was from Caltrans who approved the slurry seal. The current project is a reconstruction of the pavement which is totally different work.

Troy Brown, City Manager, stated this project will require the vendor to meet certain benchmarks. Prior to completion of the project and release of the bonds the project will be subject to a full inspection by the City to ensure the project is constructed in accordance with the specifications included in the bid documents. Mr. Sharma stated 90 per cent of the project is funded by the Federal Aviation Authority which will also inspect the project. In response to a question from Mayor Ives, Mr. Sharma confirmed Mr. Brandley, Airport Consultant, would provide construction management and inspection services for the project.

Motion made by Mayor Pro Tem Maciel and seconded by Council Member Rickman to adopt Resolution 2014-188, Awarding the Construction Contract to Teichert Construction of Stockton, California, for Reconstruction of Tracy Municipal Airport Runways 12-30 and 8-26, and Reconstruction of Taxiways A, B, D, and E, Including Runway/Taxiway Intersections Schedule A and Schedule B, Project CIP 77037, AIP No. 3-06-0259-16, Approve Task Order No. 4 with Reinard Brandley, Airport Consulting Services, Authorize an Appropriation of Funds and Authorize the Mayor to Execute the Task Order and Contract. Voice vote found all in favor; passed and so ordered.

2. ITEMS FROM THE AUDIENCE – Paul Miles, 1397 Mansfield, recommended changing batteries in smoke alarms. Mr. Miles referred to a video in which a citizen's rights were allegedly violated by Tracy Police Officers, and requested Council investigate the complaint. Mr. Miles entered into the record a formal citizen complaint in the form of a letter dated November 5, 2014, addressed to the City of Tracy City Council.

Robert Tanner, 1371 Rusher Street, thanked the residents of Tracy for the votes he received in the November 4, 2014 Tracy Municipal election.

3. PUBLIC HEARING TO ADOPT THE FINANCE PLAN UPDATE FOR THE I-205 SPECIFIC PLAN PARCEL GL-27 – Andrew Malik, Director of Development Services presented the staff report. The GL-27 property is located at the corner of Grant Line and Naglee Roads. On April 19, 2005, the finance plan for this parcel was adopted by Resolution 2005-104. The finance plan originally covered the parcels created after construction of the Park and Ride lot (2.78 acres) and the City well (0.30 acres).

The City is considering moving forward with development on the park and ride lot portion. To accommodate this potential development, the finance plan is being updated to include the 2.78 acre park and ride lot. The GL-27 parcel is being split into three sub-parcels: Parcel 1 which is 1.23 net acres and contains Texas Roadhouse; Parcel 2 which is 0.94 acres and currently vacant; and Parcel 3 which is 2.57 net acres and contains the park and ride lot. This finance plan will cover the obligations of all

three parcels though Parcel 1 has already developed and paid its fees. The obligations of the parcel were updated to reflect the cost of additional water and sewer that will be required as a result of the development of this parcel. In addition, the acreage of Parcel 2 was reduced to reflect the actual site acreage.

There is no impact on the General Fund since I-205 Specific Plan developers are responsible for the infrastructure costs required to mitigate the impacts of development in the I-205 Specific Plan area.

In response to a question from Mayor Ives, Mr. Malik stated that the net cost for line item fire/public works capital under parcel two would be increased by \$61 making it \$6,932, and that same line item for parcel three would be increased by \$575 to \$38,146.

Mayor Ives opened the public hearing. Since there was no one wishing to address the Council Mayor Ives closed the public hearing.

Council Member Young asked if any additional locations were being considered for park-and-ride sites. Mr. Malik stated the Outlet Center has 45 spaces, the Mall may provide more spaces in the next six to seven months, and there are approximately 130 spaces downtown, south of the Transit Station.

Motion made by Mayor Pro Tem Maciel and seconded by Council Member Rickman to adopt Resolution 2014-189, Approving the Finance Plan Update for the I-205 Specific Plan Parcel GL-27. Voice vote found all in favor; passed and so ordered.

4. PUBLIC HEARING TO ADOPT THE FINANCE PLAN UPDATE FOR THE I-205 SPECIFIC PLAN PARCELS GL-3A AND GL-3B ALSO REFERRED TO AS THE "NORTH PARCEL" – Andrew Malik, Director of Development Services presented the staff report. The finance plan covers financing for the 10.8 acre parcel south of Pavilion Parkway, Assessor Parcel Number (APN) 212-280-18, where the Winco retail grocery store was built, and another 10.8 acre site known as the "North Parcel" on the north side of Pavilion Parkway, APNs 212-280-15 (6.69 acres) and 212-280-02 (4.11 acres).

The finance plan was adopted on September 16, 2008, by Resolution 2008-185. The Winco site has fully developed. An update to the finance plan is needed because the "North Parcel" is proceeding with a land use change. The original parcel consisted of a mixture of general commercial, service commercial and light industrial. It is now being converted to a high density residential (HDR) site with 301 units proposed for this 10.8 acre site. These two parcels are part of the I-205 Development Area under which all parcels' fair share obligations were determined through a cost allocation spreadsheet. As part of the EIR for these projects, roadways and intersection impacts are identified as part of the mitigations established at the time of development of the Winco parcel. The developments are required to pay their fair share cost obligation through a finance plan. The "North Parcel" consists of 6.69 acres that are part of the GL-3b finance plan and the remaining 4.11 acres are part of the GL-3a finance plan.

Due to the land use change the development is required to mitigate its additional impacts on the City's infrastructure system including an additional \$21,000 in water distribution improvements, \$565,150 in additional sanitary sewer treatment costs, and \$80,000 for additional water supply. There is no additional impact to the roadway network. In addition, the project must mitigate its park impacts by paying the Citywide

Master Plan park fee adopted on January 7, 2014, by Resolution 2014-010. The high density residential park fee is \$5,038 per unit which equates to \$1,516,438 for 301 units.

On September 16, 2014, by Resolution 2014-158, the City adopted updated Public Safety Impact Fees to fund the cost of a necessary new communications tower. The adopted fee is \$45.21 per high density unit which amounts to \$13,608 for 301 units. All new developments in the City will be responsible to pay these fees which are being added to the finance plan at this time. The obligations set forth in the finance plan are subject to update on January 1, of each year.

There is no impact on the General Fund since I-205 Specific Plan developers are responsible for the infrastructure costs required to mitigate the impacts of development in the I-205 Specific Plan area.

Mayor Ives opened public hearing. Since there was no one wishing to address the Council Mayor Ives closed the public hearing.

Motion made by Mayor Pro Tem Maciel and seconded by Council Member Rickman to adopt Resolution 2014-190, Approving the Finance Plan Update for the I-205 Specific Plan 10.8 acre "North Parcel", APN 212-280-15 and 212-280-02, part of the I-205 GL-3A and GL-3B parcels. Voice vote found all in favor; passed and so ordered

5. RECEIVE STATUS REPORT ON THE (1) NEGOTIATIONS WITH WILD RIVERS, (2) PINKIE PHILLIPS AQUATICS CENTER TRANSITION PLAN, AND (3) JOE WILSON POOL RECONSTRUCTION SCHEDULE AND PROVIDE STAFF DIRECTION ON NEXT STEPS – Troy Brown, City Manager, gave an overview of the project and introduced Andrew Malik, Director of Development Services, Maria Hurtado, Assistant City Manager, Kul Sharma, City Engineer, Ed Lovell, Management Analyst II, Public Works, and Bill Dean, Assistant Director of Development Services, who presented the various aspects of the project and used a power point in the presentations.

Mr. Malik stated over the course of the last two years, the City pursued a total aquatics solution that included three strategies to address the City's Aquatics needs. These strategies included modifying the Pinkie Phillips Aquatics Center (West High Pool), seeking a private public partnership, and reconstructing the Joe Wilson Pool at Dr. Powers Park.

On March 18, 2014, Council directed staff to negotiate with Wild Rivers LLC (Wild Rivers) to develop a 20 acre aquatics center on the Ellis location. Subsequent to this decision, Council also directed staff to continue its discussions with the Tracy Unified School District (TUSD) on the use of Pinkie Phillips Aquatics Center given the TUSD Board of Trustees' decision to terminate its joint use agreement with the City. The City and TUSD are developing a transition plan for the 2015 aquatic programming season.

In May 2014, Council directed staff to identify alternative funding sources to rebuild the Joe Wilson Pool as part of the Fiscal Year 2014/15 Capital Improvement Program. On August 19, 2014, Council approved a Professional Services Agreement with RJM Design Group Inc. for design and construction management services for the Joe Wilson Pool Renovation Project.

On September 17, 2013 and October 1, 2013, Council directed staff to begin negotiations with Wild Rivers and Surland Communities, respectively, for the development and operation of an aquatic center in the City. On March 18, 2014, staff presented Council with the one proposal received from Wild Rivers. Earlier this summer, the President of Wild Rivers, Mike Riedel, communicated to staff that he had identified HKG Sports as Wild Rivers new financial partner. HKG Sports is a subsidiary of Hopkins Real Estate Group and Kirin Holdings International, headquartered in Southern California. Over the past several months, staff worked with Wild Rivers to compile demographic and other local/regional market information so HKG Sports could become better acquainted with the Northern California and Tracy market. As additional background information, staff provided Wild Rivers and HKG Sports with a copy of the previous Aquatic Center Needs Assessment and Feasibility Study, which provided an overview of the swimming needs of Tracy, an evaluation of the market viability of an aquatic facility within the City, estimated attendance and a projection of potential revenues, operating expenses and net operating income/loss.

In October, 2014, after reviewing the data, Wild Rivers' financial partner, HKG Sports, determined that the regional water park market in the Tracy area was highly speculative compared to the other regional water park markets. Wild Rivers proposed that the City commission a more detailed Market Feasibility and Financial Analysis Study to better understand the feasibility and revenue projections for the Tracy market, particularly as it relates to the maintenance of the 52 meter pool. The estimated cost of this study is \$25,000. Mr. Riedel indicated that, if the new feasibility information is positive, it may be the catalyst for HKG Sports to proceed with a project in Tracy. However, due to the speculative nature of the project, neither Wild Rivers nor HKG Sports are willing to contribute funding toward the Market Feasibility/Financial Analysis.

At this point, Wild Rivers is pursuing two other projects in Temecula, CA and in Houston, TX, both of which they will pursue before considering the Tracy project. Therefore, the City does not have a commitment from Wild Rivers to pursue a water park at this time.

Maria Hurtado, Assistant City Manager, stated at the September 16, 2014 Council meeting, Council was notified of the TUSD Board of Trustees intent to terminate its pool facility use agreement with the City. On October 13, 2014, the City received the official termination letter, triggering the 180 day termination clause. The City and TUSD representatives have been actively exploring transition options to ensure minimal disruption to the 2015 summer aquatics programming. TUSD is evaluating two key considerations for the use of the Pinkie Phillips Aquatics Center in 2015. These include (1) balancing the use needs of the various stakeholders (i.e. Kimball High aquatics programming needs, City programming via the YMCA's contract, Swim Team needs, and other renters) and (2) completing a Facility Fee Assessment to evaluate current rates.

The City is working with the YMCA, the City's aquatic program service provider, to submit a Use Facility Rental request to TUSD to assist in the aquatics programming planning process for the Summer 2015. Staff anticipates the TUSD fee study will be completed in Spring 2015, at which time staff will finalize the 2015 transition plan and present it to Council.

Finally, per the termination language in the joint use agreement, TUSD will pay the City a one-time amount of \$1,381,124 within the next 180 days. This amount will be deposited

into the City's General Fund. Use of these funds will be discussed as part of the City's Fiscal Year 2015/16 budget discussion.

Ed Lovell, Management Analyst stated Council approved a Professional Services Agreement with RJM Design Group Inc., for design and construction management services for the Joe Wilson Pool Renovation Project (CIP 78152) on August 19, 2014. The timeline for completion of the Joe Wilson Pool reconstruction was originally scheduled for Spring 2016. Since then, RJM Design Group and staff revised the timeline to include a grand opening of the pool by Labor Day 2015.

On October 22, 2014, staff and the Consultant conducted a public workshop to receive community feedback on the preliminary pool design options. Approximately 20 people attended the workshop. In general, comments and feedback were focused on topics such as parking, programming, depth of lesson pool, storage of equipment, and having enough shade for patrons. The next public design discussion is scheduled for the November 6, 2015 Parks Commission meeting. Staff anticipates that the complete design and construction package will be ready for bid in early January 2015; construction is expected to start in April 2015. Construction should take approximately five months to complete. While it is not possible to open the pool at the beginning of the 2015 summer season, it may be possible to open the pool by late summer. This revised schedule is six months earlier than previously projected.

Bill Dean, Assistant Director of Development Services, gave an overview of the actions the City had taken to meet the community's aquatics needs. Mr. Dean added that given the recent turn of events with TUSD and Wild Rivers, staff had identified additional options for Council consideration moving forward.

Action 1: Build a 52 Meter Competition Pool. (Completed). In 2007, the City partnered with TUSD to jointly construct and operate a 52 meter competition pool in an effort to make an amenity available while sufficient funds were collected to build a family swim center in Tracy. The Pinkie Phillips Aquatics Center (West High Pool) was ultimately built by both the City and TUSD, leveraging existing resources for a joint partnership that resulted in a 75/25 split in both development and operations. The City had priority use of the pool in the summer (25%) and TUSD had priority use during the school year (75%)

Action 2: Develop a Family Swim Center at Ellis. (On Hold). The City has developed design documents for an aquatics center at Ellis and developed funding models based on attendance/admittance fee assumptions. This option was pursued by staff in 2008-2010 resulting in 60% construction documents for a swim center. A report on cost recovery/general fund subsidy for operations and the phased development plan were presented to Council. Council placed this option on hold to pursue a private/public partnership and improve the Joe Wilson Pool (Options 2 and 3).

Action 3: Seek Private/Public Partnership to Develop an Aquatics Facility. (Completed). When the cost recovery figures and attendance/admittance fee assumptions were presented for Option 1, the concept of a private partner was viewed as a potentially more fiscally sustainable approach for aquatics delivery. Staff worked on a potential public/private partnership for almost two years and with Wild Rivers specifically for more than a year to advance this option. This included negotiating with Surland for an additional four acres at Ellis to accommodate Wild Rivers' operational models. However, since Wild

Rivers/HKG Sports, is not interested in pursuing a public/private partnership at this time staff has ceased negotiations with Surland for the four additional acres at Ellis.

Action 4: Improve Joe Wilson Pool and Re-Negotiate Joint Use Agreement with TUSD. (In Progress). This option was undertaken simultaneously with Option 2 and resulted in a capital improvement project to reconstruct the Joe Wilson Pool. This capital project is on track to open by Labor Day, 2015. The renovation of the Joe Wilson Pool addresses the recreational swim needs of Tracy residents and is not intended to address any additional competitive swim needs outside of the Competition Pool at West High. With regard to the Joint Use Agreement, Council was informed that the TUSD/City joint use agreement for the Pinkie Phillips Aquatics Center (West High Pool) is now terminated.

Over the years, the City has taken several actions to build and operate not only a swim center in Tracy, but also a number of other amenities in the community, including Legacy Fields, improvements to the Tracy Ballpark, and building and operating an aquatics center. In each of the discussions the limited availability of funding to support ongoing operational needs has been identified as a significant challenge. In the instance of aquatics for example, even if the City were to construct a 52-meter competition pool, the City would need to find ways to offset an annual operating expense of more than \$600,000 per year.

Various funding mechanisms are available to municipalities to fund capital projects and address ongoing operational needs after the amenities are built. These include, but are not limited to voter-approved general obligation bonds which levy property taxes for the acquisition or improvement of real property and special tax measures. Examples of special tax measures may include an increase in sales tax or Transient Occupancy Tax (TOT), or the establishment of a parcel tax, a Utility Users Tax (UUT). In this context, Council can identify a single project to fund, or develop a funding strategy to build and operate a variety of recreational amenities as outlined in the Tracy Citywide Public Facilities Master Plan.

In addition to the previous approaches considered by the City, Council may wish to explore two additional alternatives related to the construction and operation of a competition pool or multiple recreational public facilities. The City's ability to support the ongoing operational costs of these proposed amenities continues to be an item of concern. The two options are described in detail below:

Alternative Approach 1: Use Existing Capital Funds to Build a 52-meter Competition Pool. Council could explore using funds from the existing Aquatics CIP to build a competition pool. Funding available in the Aquatics CIP as of September 15, 2016 will be approximately \$12.5 million.

This option would involve several steps, including development of a recommended site, identifying funding sources for ongoing operational costs, and adopting facility use fees for cost recovery purposes. The cost of construction for a 52 meter competition pool ranges from \$8 million to \$9 million, depending on the site selected.

Alternative Approach 2: Identify Sustainable Options to Fund Multiple Recreational Amenities. Council may wish to review the Citywide Public Facilities Master Plan and identify multiple recreational amenities to build and operate. This option would require the development of a funding strategy for associated capital and ongoing operational

costs. Funding this option would likely involve a ballot measure that would require voter approval. Depending on the option selected by Council, staff would develop a detailed project plan, including scope, timeframe, and funding strategies for one-time and ongoing operational costs for Council consideration.

Troy Brown, City Manager, thanked staff for their efforts but stated there is no easy solution. Mr. Brown added the question is how the City would develop a sustainable solution to fund ongoing operations for a variety of recreational needs moving forward. Cities use a variety of different options to fund projects. Mr. Brown stated staff is committed toward working toward a solution.

Council Member Young asked if Wild Rivers was officially terminated. Mr. Malik stated yes. Mr. Brown stated even if the City were to continue negotiations with Wild Rivers, there is no guarantee that the City would be at the top of the list since they have two other options they are pursuing. In response to a question from Council Member Manne regarding whether the City has an Exclusive Negotiation Rights Agreement with Wild Rivers, Mr. Malik stated no.

Mayor Pro Tem Maciel referred to funding for the Joe Wilson Pool and stated it was important to consider other competing priorities including an expansion of the Tracy Ballpark, Legacy Fields, the Senior Center, a recreation Center and a new Civic Center, in addition to the ongoing support of the Grand Theatre. Mayor Pro Tem Maciel added when developing a funding mechanism and seeking voter approval the City needs to ensure there is a broad spectrum of the community that would benefit. Mayor Pro Tem Maciel referred to the projected operating costs and asked if the \$600,000 factored in any revenues. Mr. Lovell responded that amount is strictly expenses, which could be offset by revenues. With regard to the 52 meter pool, Mr. Lovell stated that according to the City's consultant, in a best case scenario the City is looking at 55% cost recovery.

In response to a question from Mayor Pro Tem Maciel, Maria Hurtado, Assistant City Manager, stated the \$1.3m to be refunded by Tracy Unified School District would be placed in the General Fund and Council would have an opportunity to discuss what they want to do with it during the budget process.

Mayor Ives invited public comment.

Marsha McCray, 560 W. Schulte, referred to a workshop held on October 22, and stated the staff report does not include the major concerns voiced by the public at that meeting. Those concerns, some of which are fixable, included the observation that the pool has been designed in a way that does not serve the majority of Tracy residents. The design makes it inadequate for swim lessons and lap swimming. Ms. McCray stated she was looking forward to seeing alternative designs for the Joe Wilson Pool and urged Council to move forward only after the residents' concerns have been taken into consideration.

Linda Jimenez, P.O. Box 1065, Tracy, referred to option 2 and asked that if staff moves forward with other projects the Parks Commissioners be allowed to have input. Ms. Jimenez referred to groups which have appeared before the Parks Commission and identified amenities they would like to have considered.

Michel Bazinet, 1005 Mabel Josephine, commented on the Swim Center objectives and offered ideas on how to fund the project. Mr. Bazinet used a power point in his



presentation. Mr. Bazinet listed amenities which could be included in the project and the different uses the amenities would provide. Mr. Bazinet suggested solar panels be installed to reduce the operating costs of the 50 meter pool which could be built to USA Swim standards and used to host regional and national swim meets. Mr. Bazinet discussed the difference in the costs of various pools and stated he believed the costs were overstated. Mr. Bazinet suggested the next steps should include reassembling the aquatic task force and setting a deadline of two to three months for the task force to report to Council. Mr. Bazinet suggested placing a hold on the Joe Wilson Pool project at Dr. Powers Park pending task force recommendations and postponing the Parks and Recreation Commission meeting scheduled for November 6 to a later date.

Linda Jimenez, P.O. Box 1065, Tracy, referred to the previous presentation which suggested the Council hold off on the project. Ms. Jimenez stated she understood the need for a 50 meter pool and supported the idea, but suggested Council continue with their discussions, since any delay could impact Parks and Recreation swim classes for 2015.

Molly Lowe, 2690 Atherton Court, stated at the October 22 workshop, staff did not understand the needs of the aquatic community or what is being provided. Ms. Lowe gave an overview of how swimming pools are utilized by the aquatic community. The pool at Dr. Powers park will not meet the needs of the community. Ms. Lowe commented on the lack of parking at the Dr. Powers Park. Ms. Lowe stated she had not requested a 50 meter pool, but wants a swim center that meets the needs of the entire community. Ms. Lowe suggested Council meet with the aquatics community and consider their recommendations.

Robert Tanner, 1371 Rusher Street, stated the Joe Wilson pool needs to be modified to satisfy at least some of the needs of the City.

Sandy Taylor, 8271 Julie Lynn Circle, stated she has been part of the process for a long time, and that over the years there has been a disconnect between the City and the community. Ms. Taylor suggested putting off the meeting scheduled for November 6, and suggested the project be slowed down because it was not going in the right direction.

Steve Nicolaou, 1068 Atherton Drive, suggested the community should put together a list of projects it would like built in the City and put a measure on the ballot to determine whether or not the community is willing to pay for them.

Michelle Loomis, 122 Clement Court, suggested rescheduling the Parks and Community Services Commission meeting scheduled for November 6. Ms. Loomis referred to the cost of maintenance that would be incurred during the winter if the pool is completed by Labor Day 2015. Ms. Loomis suggested delaying the opening until Spring 2016.

Council Member Manne suggested the City review the list of amenities and reassess what the community is asking for since the City does not have the money for everything. Council Member Manne stated since the City has spent approximately \$100,000 so far then Council should move forward with the project and look for other funding sources for the pool and the additional amenities.

Mayor Ives asked if, at the October 22 workshop, staff had announced another meeting would be held on November 6. Mr. Lovell stated yes. Mayor Ives referred to the meeting scheduled for November 6, and asked what was next. Mr. Lovell stated an agenda item would be brought back to Council for approval on November 18.

Council Member Young, commented on the opening date of the pool and asked how long the pool could remain open after the opening date, and how the maintenance costs would balance out.

Mr. Lovell stated the length of time the pool could remain open depends on the weather. As far as maintenance costs are concerned savings can be realized on heating during the time the pool is closed, but the pool still has to be maintained. Council Member Young stated she believed the City should move forward methodically and cautiously and build the project right.

Council Member Rickman stated Council has to look at the needs of the entire community and not certain groups. Council Member Rickman added he didn't see a reason the put the brakes on the project now, when discussions have not been completed. Council Member Rickman stated he supported moving forward with the project.

Mayor Pro Tem Maciel questioned whether the pool needs to be open by October 15, 2015. Mayor Pro Tem Maciel stated the City needs to continue to address the issues, even if the opening date is pushed beyond Labor Day, 2015. Mayor Pro Tem Maciel suggested moving forward with the Joe Wilson Pool. Mayor Pro Tem Maciel stated he liked the idea of a competitive pool and described his vision of what the aquatic center would look like. Mayor Pro Tem Maciel stated the City needs to take a hard look at what it would take to build and operate a 52 meter pool and consider a long term funding solution. The voters may have to get involved eventually, but in that case the City will need to give the voters as much information as possible on all the community's needs. Mayor Pro Tem Maciel stated he had problems with diverting some of the funds and suggested restoring the funding if and when additional funds become available.

Following a brief discussion Mayor Ives stated Council's direction is to: 1) proceed with the reconstruction of the Joe Wilson pool; 2) begin the community process on the Ellis Aquatics Center, and 3) look at the broader vision of the community's needs and how to pay for them.

6. ITEMS FROM THE AUDIENCE - Linda Jimenez, P.O. Box 1065, invited the community to attend the Parks and Community Services Commission regular meeting to be held on Thursday, November 6, 2014, at 7:00 p.m. in Council Chambers. Staff will present the updated design for the Joe Wilson Pool reconstruction project.

Michel Bazinet asked if the Parks and Community Services Commission meeting scheduled for November 6, 2015 had been noticed. Mayor Ives stated yes.

James Young, President, Tracy African American Association, invited the community to attend an event to celebrate the 20th anniversary of the Tracy African American Association. The event will be held in the Community Center from 6:00 to 9:00 p.m. on Saturday, November 8, 2014.

Ms. Jimenez stated that at the October 22 workshop staff stated that a meeting would be held on November 6, when members of the community could continue to provide input. The meeting had been noticed. Following the November 6 meeting Parks Commissioners would make their recommendations to staff and an item would be presented at the Council meeting scheduled for November 18.

7. COUNCIL ITEMS – Council Member Rickman, Council Member Manne, and Mayor Pro Tem Maciel thanked the community for the support they had received in the Tracy Municipal Election held on November 4, 2014.
8. ADJOURNMENT – Motion made by Council Member Manne, seconded by Council Member Rickman to adjourn. Voice vote found all in favor; passed and so ordered. Time: 9:26 p.m.

The above agenda was posted at the Tracy City Hall on October 30, 2014. The above are summary minutes. A recording is available at the office of the City Clerk.

---

Mayor

ATTEST:

---

Interim City Clerk