

November 5, 2019, 6:00 p.m.

City Council Chambers, 333 Civic Center Plaza

Web Site: www.ci.tracy.ca.us

1. Mayor Rickman called the meeting to order at 5:30 p.m.
2. Roll call found Council Members Arriola, Ransom, Vargas, Mayor Pro Tem Young, and Mayor Rickman present.
3. ITEMS FROM THE AUDIENCE – None
4. APPROVE AQUATIC CENTER FINAL CONCEPTUAL PLAN AND AUTHORIZE STAFF AND SURLAND COMMUNITIES, LLC TO PREPARE FINAL DESIGN AND CONSTRUCTION DOCUMENTS FOR THE PROJECT WITH A NOT TO EXCEED AMOUNT OF \$54 MILLION, INCLUDING CONTINGENCY AND SOFT COSTS

Brian MacDonald, Parks and Recreation Director, Karin Schnaider, Finance Director, and Jenny Haruyama, City Manager provided the staff report and powerpoint presentation.

Chris Long, Surland Companies introduced their consultant team below and provided a powerpoint presentation and an overview of the history of the Aquatic Center.

Barry Long, Urban Design Associates provided information regarding funding alternatives

Doug Whittaker, Water Technologies Incorporated (WTI) provided information regarding the community preferred plan elements.

David Sangree, Hotel & Leisure Advisors (H&LA) provided information regarding operational strategy and cost recovery.

Stuart Lumsden, Gleeds USA, provided information regarding construction costs.

Steve Herum spoke about the action before Council and provided a resolution drafted by Surland, to the City Clerk for Council consideration.

Robert Tanner spoke about the balances that are uncommitted, and supported committing \$54 million for the Aquatic Park.

Jacob Hunter did not support a destination plan and requested Council commit to \$80 million for the Aquatic Park.

Janice Couturier asked about the charge to use the Aquatic Park and the operational costs, and is the City in a position to manage subsidies.

Todd Lieberg spoke about the project being long overdue, potential cost of the pool going from \$54 million to \$130 million, and stated there has to be a pool.

Eleassia Davis expressed concerns about there being no pool in the \$54 million concept, the need to be fiscally responsible, and stated there needs to be a pool.

Sanjeet Chitnis supported the competition pool and suggested not needing to buy all the amenities.

Molly Lowe urged Council to take action on the swim center and vote for the \$80 million plan.

Christine Sedanyo expressed her concerns regarding fiscal irresponsibility, size, noise, lights and impact on neighbors. Ms. Sedanyo is in support of a swim pool.

Roger Birdsall spoke about the cost of the use of the Aquatic Park, unknown operational costs, current deficit, and whether government should be involved in private business. Mr. Birdsall supported a 50-meter pool in Tracy.

Marsha McCray provided a brief history of the Aquatic Park and advocated for the \$80 million community preferred plan.

Pete Mitracos supported a 50-meter pool, recreational pool and staff's recommendation of \$54 million Aquatic Park budget. Mr. Mitracos suggested Surland's involvement has delayed the project, and Council needs to be fiscally responsible.

Brandon Kanner endorsed the community preferred plan.

Wahid Abdul supported the project and suggested getting creative on how to make money, and put the project on the ground.

Ann Langley stated it has been a 30 year conversation and the community has provided their input and it is time for this project.

Sandy Taylor supported Marsha McCray's comments, and the community preferred plan.

Richard English stated the City should not spend more than \$54 million, but should include competition pool in the design.

Denise Helitzer urged Council to build a competition pool and provide amenities that serve the community in recreation.

Michael Quann supported a competition pool, the community preferred plan and added the City needs attractions to keep tax dollars in town.

Alice English supported building the Aquatic Park for \$54 million and suggested Surland has delayed pool with extensions. Ms. English added residents voted for Measure V for amenities, but not to spend \$80 million on 50-meter pool.

Mary Mitracos disagreed with comments made regarding the community's preferred plan. Ms. Mitracos stated unanimously everyone wants a pool, but she did not support spending \$80 million to get a pool.

Mayor Rickman extended the special meeting to 7:15 p.m.

Council Member Arriola's questions and comments followed.

Mr. Sangree, Mr. Lumsden, and Mr. Whittaker responded to Mr. Arriola's question.

MEETING RECESSED - Mayor Rickman announced that the special meeting will be recessed until after the regular meeting, and items 3F, 3G and 3H on the regular agenda will be moved to November 19, 2019.

ACTION: Motion was made by Council Member Ransom and seconded by Mayor Pro Tem Young to recess the meeting until after the regular meeting. Roll call vote found all in favor; passed and so ordered. Time: 7:12 p.m.

MEETING RECONVENED - Mayor Rickman reconvened the special meeting at 9:00 p.m.

City Council questions and discussion continued.

City staff responded to Council questions.

Les Serpa, and Chris Long, Surland Companies along with Surland's consultant team, responded to City Council questions.

Jenny Haruyama, City Manager summarized City Council's consensus:

- Maximum budget of \$65 million which includes the following: City's contribution of \$35 million, contingency amount of \$9 million, \$10 million from the developer, \$10 million from Measure V.
- Place things in a way that allows for expansion.
- Not master planning/building out to the developer's proposed final conceptual plans.
- Order of Priority for desired Aquatic Center elements:
 1. 50-meter pool
 2. Recreation/warm-up pool
 3. Lazy River
 4. Water Slides
 5. Toddler Area
 6. Indoor Pool (optional)
 7. Fitness Center (optional)

Staff to work with developer over the next few weeks to figure out the final conceptual plan and return to Council before end of calendar year. Staff to bring back a presentation on what the final conceptual plan looks like on January 21, 2020

5. ADJOURNMENT – Time: 11:29 p.m.

ACTION: Motion was made by Council Member Vargas and seconded by Council Member Arriola to adjourn. Roll call found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on October 31, 2019. The above are action minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk