

**August 18, 2020, 5:00 p.m.**

Tracy City Hall, 333 Civic Center Plaza, Tracy

Web Site: [www.ci.tracy.ca.us](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 participated remotely via email, phone and WebEx during the meeting.

1. Mayor Rickman called the meeting to order at 5:00 p.m.
2. Roll call found Council Members Arriola, Ransom, Vargas, Mayor Pro Tem Young, and Mayor Rickman present.

Due to technical difficulties, Mayor Rickman called for a break at 5:08 p.m. and resumed the meeting at 5:17 p.m.

3. ITEMS FROM THE AUDIENCE – There was no public comment.
4. UPDATE ON MEASURE V REVENUE PROJECTIONS AND MEASURE V FUNDED PROJECTS, AUTHORIZE AND PROVIDE STAFF DIRECTION

Brian MacDonald, Parks and Recreation Director provided the staff report.

Karin Schnaider, Finance Director spoke about financial impacts and projections.

Edward Graham supported finishing Legacy Fields and suggested exploring concurrent funding to finish Legacy Fields and start on the Aquatic Center.

Heidi Yee supported funding the Aquatic Center and urged Council to vote for the complete funding of the Aquatic Center as approved in November 2019.

JaReLL McIntyre supported finishing Legacy Fields.

Todd Lieberg recommended expediting the Aquatic Center project by phasing the design and construction of certain aquatic elements with funds we have now, but did not believe the City should commit the entire Measure V fund to the Aquatic Center.

Sali Graham supported finishing Legacy Fields.

Lolo Penzar urged Council to use Measure V funds to build the swim center.

Theresa Soto supported finishing Legacy Fields first, then the swim center and later add features to the Aquatic Center.

Eleassia Davis asked Council to consider the benefits of placing Legacy Fields back on the priority list, since it is shovel ready and the potential for revenue to the city upon the completion of the Hilton Hotel.

Richard English supported finishing Legacy Fields, putting the Aquatic Center on list #2, building a 50-meter pool first, and other amenities later.

Brandon Kanner supported funding the Aquatics Center and urged Council to stand by their commitment.

City Clerk announced email comments from Scott Delbridge, Michelle Mavis, Rob Simmons, and Rosalie Gwerder (Tracy Little League Members) and an email with an attachment letter from Paul Zwickey exceeded the word count limit was provided to Council and will be included in the record and provided to Council.

Paul Zwickey spoke in support of finishing Legacy Fields East complex, suggested parsing out funding on several projects using a phased approach to the water theme park.

David Sangree, President of Hotel & Leisure Advisors shared his concerns regarding phasing the Aquatic Center due to lower attendance and lower cost recovery and provided cost recovery comparisons between phasing and not phasing.

Les Serpa expressed support for Legacy Fields but stated that like the Aquatics Center has done, it should go through a process of careful planning and present a master plan so that it can be seen as an entire project rather than a piecemeal project, requested that Council stand by their November resolution approving \$65 million and bring back Legacy Fields.

Michel Bazinet spoke about funding for the Aquatic Center and the Multi-Gen Project.

Stuart Lumsden, President and CEO of Gleeds supported fully funding the Aquatic Center and building to the approved budget. Mr. Lumsden stated that phasing the project will potentially cost more in the long run due to rising construction costs.

Travis Courtney agreed that the competition pool should be built rather than the whole park and expressed support for the completion of Legacy Fields.

Roy Hawkins spoke in support of the Aquatics Center.

Jacob Hunter supported phasing the Aquatic project, building a 50-meter pool, completing Legacy Fields, and urged Council to caution funding the Multi-Gen center. Mr. Hunter spoke about Surland not controlling the project and asked about the \$10 million committed by Surland.

Robert Tanner expressed support for the completion of Legacy Fields and putting other projects on hold until the city knows where it stands with the pandemic.

Lisa Roth encouraged Council to manage the City's financial status including emergency preparedness, suggested not committing to building a \$65 million Aquatics Center, and encouraged the land swap.

Sandy Taylor spoke in support of the Aquatics Center.

Mateo Bedolla suggested waiting on the Aquatic Center rather than spending \$65 million during the pandemic, staff could do the project at a more reasonable cost, developer pay a larger share, and requested that the project not be piecemealed as it will be more costly.

Marsha McCray spoke about costs already spent on Legacy Fields, support of the Aquatic Center, and requested that the project not be piecemealed because of potential cost increases.

Todd Lieberg recommended collecting the \$8 million from Surland and use \$18 million of Measure V funds to begin building a pool immediately, and continue to build the Aquatic Center in phases. Mr. Lieberg supported the construction of Legacy Fields.

Raquel Fairchild supported the building of the Aquatic Center but not at the expense of other projects not being completed and requested that the Council figure out how to complete a project that people need.

Alice English recommended keeping Legacy Fields as priority one and then continue with Aquatic Center.

City Council comments followed.

Mayor Rickman recessed the special meeting to the regular meeting at 7:05 p.m.

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

**SPECIAL MEETING RECONVENED** - Mayor Rickman reconvened the special meeting at 8:04 p.m.

City Council questions and discussion continued regarding special meeting agenda item 4.

Council Member Arriola referred to slide 12 of the presentation and asked to add to project the amount that went toward Senior Center and anything that would potentially go toward the land swap/nature park. Notating on timeline the allocation that was proposed tonight which is the \$1.8 million and demonstrate it is going toward an amenity. Council Member Vargas supported the request. Council Member Arriola asked that on the timeline – change to remainder (Legacy Fields) to be funded and add section for completely funded which will be the Senior Center.

Council Member Arriola requested support of completing Legacy Fields Phase 1E after the aquatics project and the Multi-Gen center are complete, and is open to changing that timeframe after the discussion on phasing. Council Member Ransom and Mayor Pro Tem Young supported the request.

Council Member Ransom suggested putting on the legend money spent already on Senior Center and things like that, as it is a good visual. Mayor Pro Tem Young supported the request.

Mayor Pro Tem Young asked for 3 columns – Completed (Senior Center and whatever has been done at Legacy Field), Committed (balance of Legacy Fields would go under committed) and Other Projects should have dollars next to them also (projects talked about) to be clear for future Councils.

Jenny Haruyama, City Manager summarized the following Council consensus:

- Continue with direction to allocate all Measure V funds toward the Aquatic Center project with an estimated opening of 2026 or later, understanding that there will be no available funds for any unplanned needs and/or other Measure V priorities
- Expedite Aquatic Center project by phasing the design and construction of certain aquatic elements. Phasing plan to be brought back to Council.
- Support of the concept of exploring public-private partnerships to meet the community's recreational needs while maximizing Measure V funds for other key priorities.
- Fund the Legacy Fields land swap as of June 30, 2020.

Mayor Pro Tem Young requested staff bring back an item about Legacy Fields use, operations, and history and revisit the scope of Multi-Gen. Council Member Ransom supported the request.

5. COUNCIL ITEMS AND COMMENTS – None

6. ADJOURNMENT – Time: 10:15 p.m.

**ACTION:** Motion was made by Council Member Vargas and seconded by Mayor Pro Tem Young to adjourn the special meeting. Roll call found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on August 13, 2020. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

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Mayor

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City Clerk