

NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy City Council** is hereby called for:

Date/Time: **Tuesday, March 23, 2021 at 6:00 p.m.**
(or as soon thereafter as possible)

Location: **Tracy City Hall**
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 MARCH 23, 2021 SPECIAL MEETING

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council 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 City of Tracy Council 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 Special City Council meeting on Tuesday, March 23, 2021.

As always, the public may view the City Council meetings live on the City of Tracy's website at www.CityofTracy.org or on Channel 26. To view from the City's website, select "Watch Live Council Meetings" from the drop down menu "Select an Online Service" at the top of the City's homepage. You will be directed to the "Council Meeting Videos" page where you may select the video for the appropriate date under "Upcoming Events."

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:

*Public comment, limited to 250 words or less, submitted via email **will be accepted for agenda items before the start of the Council meeting at 6:00 p.m.** Please send an email to publiccomment@cityoftracy.org and identify the item you wish to comment on in your email's subject line.*

During the upcoming 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:*
 - **Phone** by dialing (209) 831-6010, or
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following **Event Number:** 182 386 4163 and **Event Password:** TracyCC
 - ***If you would like to participate in the public comment anonymously***, you may submit your comment via phone or 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.

- *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 Mayor opens that portion of the agenda for discussion.*
 - *Comments received by phone on each “Agendized Item” will be accepted until the Mayor announces that public comment for that item is closed.*
- *Protocols for commenting via WebEx:*
 - *If you wish to comment under “Items from the Audience/Public Comment” portion of the agenda:*
 - *Listen for the Mayor to open “Items from the Audience/Public Comment”, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *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, 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.*
4. RECEIVE A PRESENTATION ON MEASURE V COUNCIL REQUESTS, INCLUDING A HISTORICAL OVERVIEW OF THE BALLOT MEASURE AND PLANNED PROJECTS (SPECIFICALLY AMENITIES), IMPROVEMENTS REQUIRED TO COMPLETE LEGACY FIELDS PHASE 1, THE CITY’S CAPITAL IMPROVEMENT PROGRAM (CIP) PLANNING PROCESS, AND PROVIDE DIRECTION TO STAFF REGARDING PROJECT DELIVERY OPTIONS
5. Council Items and Comments

6. Adjournment



Mayor

Posting Date: Thursday, March 18, 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 (209-831-6105), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 333 Civic Center Plaza, Tracy, during normal business hours.

AGENDA ITEM 4

REQUEST

RECEIVE A PRESENTATION ON MEASURE V COUNCIL REQUESTS, INCLUDING A HISTORICAL OVERVIEW OF THE BALLOT MEASURE AND PLANNED PROJECTS (SPECIFICALLY AMENITIES), IMPROVEMENTS REQUIRED TO COMPLETE LEGACY FIELDS PHASE 1, THE CITY'S CAPITAL IMPROVEMENT PROGRAM (CIP) PLANNING PROCESS, AND PROVIDE DIRECTION TO STAFF REGARDING PROJECT DELIVERY OPTIONS

EXECUTIVE SUMMARY

On August 18, 2020 and October 6, 2020, then Mayor Pro Tem Young and Councilmembers Vargas, Arriola and Ransom all made requests to bring back information on Legacy Fields and to revisit the scope of the Multi-Gen Recreational Center, which included the history of Legacy Fields and actionable items related to finishing and/or phasing elements of Phase 1 Legacy Fields.

On January 19, 2021 Mayor Pro Tem Vargas, seconded by Councilmember Davis requested a reconsideration of Measure V dollars to focus on amenity projects that could be easily accomplished.

On March 2, 2021 Councilmember Bedolla, seconded, by Mayor Pro Tem Vargas requested that the Measure V discussion include the opportunities and challenges associated with the reprioritization of Measure V projects. Finally, there was a Councilmember inquiry into the Capital Improvement Program process which will be discussed in this report.

This report will address those Council requests and staff is seeking Council direction on various options for delivering Measure V projects.

DISCUSSION

Measure V Milestones

At the general municipal election in November 2016, the City submitted Measure V, a twenty-year half-cent transactions and use (sales) tax, to provide funding for local city services/facilities (Attachment A). The ballot measure question was as follows:

Measure V – To provide funding for City services/facilities, including: police (911, command, gang/narcotics enforcement, crime investigations, other police services); fire protection, emergency, and other fire services; support services; street, median, and park repair/maintenance; senior/ youth services; planning and business retention/attraction; building facilities (such as parks/sports fields); other general services; shall the City of Tracy enact a 1/2¢ sales tax for 20 years, providing \$7 million dollars annually, with citizens' oversight, and all funds spent locally? – Yes/No

The voters approved the revenue measure (63.67% voter support) and the tax went into effect on April 1, 2017. It is currently estimated to generate \$10-\$12 million annually, assuming there is no significant change in the economy.

The following is a timeline of Council actions and direction to date regarding Measure V:

March 2017

- City staff conducted outreach to local service clubs and stakeholder groups to gather feedback from the community on funding priorities for Measure V. In addition to public outreach, a statistically valid community survey was prepared by a 3rd party consultant and distributed during outreach meetings. It was posted to the City website and shared on the City's social media sites for the community at-large to complete. The survey asked respondents to rank various City service areas to gauge what is of highest priority to residents. Categories included infrastructure and maintenance, community amenities, community development, and general City services. The City gathered a total of 728 responses (electronic and written surveys). A copy of the survey questions and results were presented to Council on October 30, 2017 (Attachment A). Since then, Council has taken several key actions based on community feedback and provided direction to staff on how to spend revenue generated by Measure V.

October 30, 2017

- Council prioritizes Measure V projects (Legacy Fields, Aquatics Center, Multi-Generational Recreation Center ("Multi-Gen Rec Center"), Library and Ritter Family Ball Park) and commits 50% of all Measure V funds for debt to finance these amenities (\$10 million Legacy Fields, \$30 million Aquatic Center; and \$40 million Multi-Gen Rec Center), 25% to pay-as-you-go amenities (approximately \$2 million annually) and 25% to operating and maintaining these amenities (approximately \$2 million annually). These projects were identified based on staff outreach, Council discussion, and a community survey.

March 6, 2018

- Council approves major community amenity projects to be funded by Measure V and allocates Measure V funds in the amount of \$4 million (planning and design for the Multi-Gen Rec Center), \$1 million (design for Aquatics Center) and \$1.5 million (design for rest of Phase 1 at Legacy Fields). The Multi-Gen Rec Center is officially added to the Capital Improvement Program Budget and the Parks Planning and Development Manager position is established.
- Council approves a construction contract to construct Phase 1C of Legacy Fields. This includes an appropriation of \$3.66 million from Measure V (Phase 1C is now completed). Council also approves a design contract to complete design for the rest of Phase 1, with \$1.5 million in Measure V funds allocated for that work.

July 17, 2018

- Council awards construction contract to renovate the Lolly Hansen Senior Center, which includes over \$950,000 in Measure V funds. Renovation was completed and this facility is now open.

March 5, 2019

- Council provides staff direction to fund Measure V projects using cash (pay go) in lieu of debt financing.

April 16, 2019

- Council approves a construction contract to construct Phase 1D of Legacy Fields. This includes an appropriation of \$4.9 million from Measure V funds (Phase 1D is now complete).

May 21, 2019

- Council approves transferring the deed restrictions from the old antenna farm (previous site of Legacy Fields) located near the current site of Legacy Fields. This includes a purchase of 302 acres at Legacy Fields from the Wastewater Fund using the General Fund (\$1.83 million Measure V) (Resolution 2019-104). Council further directed staff to return with options to pay over time (loan with interest) or within one year.

November 5, 2019

- Council provides direction to Surland Communities LLC (Developer) and staff to develop a Final Conceptual Plan for the Aquatics Center with a not-to-exceed amount of \$65 million, which includes a \$55 million commitment from Measure V funds and \$10 million from Developer. It is important to note that the budget for the Aquatics Center has been adjusted several times over the past three years; Council originally established the project budget in 2017 to be approximately \$41.5 million, which increased to \$54 million in 2018 and \$65 million in 2019. These budget shifts have subsequently extended the anticipated opening of the facility by two years.
- In addition, Council directed staff to prioritize Measure V projects in the following order:
 - Multi-Generational Recreation Center - \$40 million
 - Operations and Maintenance of these facilities - \$40 million
- Based on this direction and prioritization, Measure V revenue will be committed to the Aquatic Center, estimated at \$10 million (annually). The pay-go funding of the Aquatic Center is anticipated to open in summer 2025. By making this allocation, the Multi-Gen Rec Center and all other projects (Legacy Fields, Nature Park, Ritter Family Ball Park, Emergency Shelter facility, unforeseen emergencies, etc.) will be deferred until the Aquatic Center project is fully funded.
- The Council also indicated that it wanted to explore other funding strategies to support smaller projects at various locations throughout the City. Council directed staff to utilize any additional funds collected above the projected annual \$10 million Measure V revenue for other projects not on their priority list (this did not happen in 2020). Council also asked staff to provide an update on the Multi-Gen Rec Center Needs Assessment and programming opportunities associated with this project.

June 16, 2020

- Council is informed of the potential fiscal impacts of COVID-19 on projected sales tax revenues. The City Council adopts the FY 2020-21 budget which included a loan of \$2.2 million from Measure V to support General Fund operations.

August 18, 2020

- Staff provides update on Multi-Gen Rec Center needs assessment.
- Council provides staff direction to:
 - Continue 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 (*Mitracos* court ruling further delayed the phasing plan).
 - 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.

March 16, 2021

- Staff amends the FY 2020-21 General Fund budget; eliminating the loan from Measure V and updating the projected transfers to the Measure V Capital.

Major Amenity Project Summaries and Key Historical Actions

Provided below are brief project descriptions, summary tables highlighting key actions each major amenity project and other Council requested items. For a more detailed history, see Attachment B.

Legacy Fields Sports Complex

A master plan for Legacy Fields was created in 2011 to include 166 acres of active recreation area (See Attachment F). Of that area, 72 acres will be fully developed at the completion of Phase 1 and Phase 2 (described in more detail below); leaving the remaining 94 acres west towards Corral Hollow Road as undeveloped land. At this time, staff sees any future development beyond Phase 2 as future planning areas and will track that in the Parks & Recreation Department's longer term CIP planning. A cost analysis has not been completed on the full build out of Legacy Fields. Future projects contemplated for this area will align with the needs identified in the upcoming Citywide Parks, Recreations & Trails Master Plan Update that will be presented to the City Council for consideration in the coming months and/or future Master Plans that are current at the time of project planning.

Legacy Fields Key Historical Actions

Time	Action	Outcome
1989-2007	City plans for sports park at Chrisman Road	Secure 200 acres for sports complex
2008-2010	City moves sports park to current location, north Tracy	Rent 1,200 acres from Wastewater Plant; begin conceptual design
2010-2013	Park Named Legacy Fields, Complete Phase 1A; MOU with various leagues	Construct earthwork, utilities, drainage, gravel parking lots and road; MOU leads to leagues constructing and maintaining ballfields
2014-2017	Complete Phase 1B; Partnership with Tracy Little League	Construct 7 ballfields and 8 soccer fields; Tracy Little League to construct 2 ball fields and maintain 5 ball fields
2018-2019	Complete Phase 1C and 1D; purchase 300 acres from Wastewater fund; end partnership with Tracy Little League	Construct 1 ballfield, restroom/concessions, fencing, and maintenance yard Construct sports field lighting, security cameras, plaza spaces, shade structures, and landscaping

Outstanding Legacy Fields Improvements Needed to Complete Phase 1

Staff has outlined the progress on Phase 1 above. At the request of the City Council, this report is highlighting the improvements needed to complete Phase 1 of Legacy Fields (also known as Phase 1E). In order to fulfill the Council’s vision of making Legacy Fields a “destination” facility that attracts more local play and large regional tournaments, additional improvements are required. While the improvements at Legacy Fields has attracted some regional tournaments, the park users and the community have expressed some additional improvements to enhance the facility. Attachment C provides additional detailed information about the project.

The following improvements are needed to complete Phase 1:

Phase 1E Scope of Work

- a. Eastern Wagon Wheel Improvements (to match Western Wagon Wheel)
 - 1. Fields 3, 4 and 5 fencing and paving
 - 2. Renovation of Field 1
 - 3. Renovation of Field 2
 - 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
- b. Parking Lot Improvements
 - 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

- c. Roadway & Sidewalk Top Seal
 - 1. Slurry seal and stripe spine road
 - 2. Slurry seal and repair existing asphalt sidewalk
- d. Wayfinding, Signage & Sponsorship Opportunities Package
 - 1. Vehicular Approach and Experience
 - 2. Pedestrian Approach and Experience
 - 3. Field Identification Markers
 - 4. Informational Kiosks, Photo ops, Branding
- e. Other Critical Improvements
 - 1. Sump pump to address flooding along Tracy Boulevard
 - 2. Electrical improvements to Maintenance Yard
- f. Optional Improvements
 - 1. Sport field lighting
 - 2. Fully improved overflow parking lot

Phase 1E Budget & Timing

The estimated project cost is \$13,000,000 for items a-e listed above. While optional items (item f: sport field lighting and fully improved overflow parking lot) would increase the estimated project cost to \$17,150,000. Should funding for the project be allocated, staff estimates the project will be out to bid by Summer 2021 and construction starting Fall 2021. It is estimated that it will take approximately 18 months to complete the entire project.

Legacy Fields Phase 2 Planning

Phase 2 focuses on 8 acres of rough graded ground just east of the Eastern Wagon Wheel along Tracy Boulevard. Originally this area was conceptualized for two 90-foot baseball fields, plaza areas and restrooms. Recently this area was also contemplated as the potential site of a gymnasium project to add to the recreational diversity at Legacy Fields. With the construction of any major recreational component in this area, facility access should be expanded to help with traffic flow along with associated street frontage improvements. Additional enhancements to previously developed areas of the complex are also considered within the scope of Phase 2 including: a walking loop through the 72-acre complex, sport field lighting at Eastern Wagon Wheel, vehicle charging stations, and a cricket pitch. While there is no recommendation for funding for this request.

Aquatic Center

A Final Conceptual Plan was adopted by City Council (Resolution 2020-154) with a not-to-exceed total project cost of \$65 million, including contingency and soft costs (\$55 million City contribution, \$10 million developer (Surland) contribution). The project will be located on the corner of Corral Hollow Road and Summit Drive in the Ellis development. Council has established the following program element priority, listed in order of importance starting with the most desirable to least desirable:

- 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)

Aquatic Center Key Historical Actions Table

Time	Action	Outcome
2007-2014	City considers the addition of a competition swimming pool and new swim center	City has shared facilities agreement with Tracy Unified School District (2007-2014); City pursues public-private partnerships as option to bring swim center to the City; Ellis Specific Plan selected as location of swim center
2016	Ellis CFD 2016-1 approved	Ellis services tax Community Facilities District (CFD 2016-1) to provide funding for swim center maintenance, \$110 per parcel (Ellis) annually
2018	Council approves Aquatic Center budget	Surland presents conceptual elements for the proposed Aquatics Center; City Council commits \$30 million from Measure V to Aquatics Center plus \$10 million from developer; Ellis Developer Agreement (DA) amends Aquatics Center budget; not to exceed \$44 million from the City and \$10 million from Surland
2019	Council amends Aquatic Center Budget	Surland presents Conceptual Plan and funding scenarios; City Council amends the not to exceed budget to \$65 million: \$55 million from Measure V and \$10 million from Surland
2020	Council approves Conceptual plan (See Attachment D); City and Surland halt progress on Aquatic Center	City Council approves Conceptual Plan; directs staff to work with developer to create phased construction plan and prioritizes features; City served with judgement in <i>Mitracos v. City of Tracy et al.</i> Trial court ordered City and Surland to stop implementing the Second Amendment to Surland’s DA, which included Surland’s design work

Multi-Generational Recreation Center

A Needs Assessment was conducted in 2018, including public outreach that identified the community’s priorities for the project to include: a library and education spaces, teaching kitchen, gymnasium space for a variety of indoor sports, administrative space, multi-purpose space, and lobby/lounge space. Next steps for this project include programming and site selection, cost estimates, and an operational and maintenance study.

Multigenerational Recreation Center Key Historical Milestones Table

Time	Action	Outcome
2013	City adopts Parks Master Plan (New Developments)	Identifies the need for new multi-purpose indoor recreation center and gymnasium of approximately 45,000 square feet that includes space for all ages. Also recommends a consideration to integrate a branch library
2018	Council commits Measure V funding for design and construction	Complete Needs Assessment, Analysis, Outreach and Conceptual Design for Multi-Generational Recreation Center

Capital Improvement Program (CIP) Outlook and Five-Year Planning

Per an inquiry from a Councilmember, the following section provides background about the City's Capital Improvement Program and how it serves as a tool for the financial planning of construction projects.

The Capital Improvement Program is a comprehensive five-year plan designed to identify projects to develop and maintain the City's infrastructure. It is comprised of current, new and future projects. Current projects are those that have not yet been completed and were funded in the current or prior fiscal years. The CIP also reflects new projects that are to be funded in the proposed fiscal year budget and future projects are new projects that are anticipated to occur in the future that do not have funding allocated but may have funding identified. It aims to provide information on the basis for revenue projections, criteria to determine capital infrastructure needs, and present a broad overview of capital infrastructure needs and funding over the next five fiscal years.

The CIP Outlook is not a budget. The CIP Outlook is a planning tool to assist in budget decisions and the allocation of resources required to meet the City's strategic goals that are critical to core services. By preparing the CIP Outlook, the City can monitor and evaluate funding availability while taking into account new needs that are of priority. The CIP Outlook provides the City Council, key stakeholders, and the public with information prior to the budget meetings to facilitate an informed discussion during the development of a CIP Budget. This document does not include a complete compilation of all departmental or public requests that may be considered in preparation of future annual budgets.

The CIP is organized into groups by the type of project, such as; Traffic Safety, General Government and Facilities, Streets and Highways, Parks and Recreation, etc. Depending on the legal requirements, CIP projects are funded by various internal funding sources and rarely have outside funding sources, like grants or fees. There is no ongoing, dedicated funding source to support General Fund capital projects. In the past, Council has conducted public workshops to review the proposed five-year capital improvement programs utilizing several criteria. However, with the lack of this type of available funding, this has not occurred over the last several years. In 2018, staff reconciled a decade worth of funded and unfunded projects.

Beginning with the FY 2018-19 budget, the CIP list has focused on the remaining funded projects carried forward from prior years, the new City Council Measure V priorities, and projects funded outside of the General Fund. Per previous Council direction, the following projects have active CIPs; Aquatics Center (78054) and Multi-Gen Recreation Center (78178). With the direction from City Council to fund projects as pay-go and the prioritization of the Aquatics Center, the City has not contributed to any other Parks and Recreation projects.

Over the last few budget cycles, departments have begun evaluating capital improvement needs and will be incorporating the five-year CIP outlook into the FY 2021-22 budget planning. The list of capital improvement needs within existing City parks is substantial and the department is working on an implementation strategy as a part of its Citywide Parks, Recreation and Master Plan Update however there is no funding earmarked at this time. Other capital needs for building improvements, streets and road repairs, and utilities will be compiled and categorized. It is up to the City Council to prioritize, with input from the community, other stakeholders, and City staff, capital improvements, replacement, and maintenance projects, as there is a finite amount of funding available per year for these projects, but several unfunded needs. Staff will be

conducting a CIP workshop on April 20, 2021 for Council feedback and consideration. As part of the April 20, 2021 CIP workshop, staff will provide a list of funded and unfunded CIPs.

MEASURE V FINANCIAL OUTLOOK

The following table provides a summary of Measure V expended and committed funds, along with current project balances. This provides a broad overview of projections and project funding over the lifecycle of the 20-year sales tax measure.

Measure V Financial Outlook Summary (See Attachment F for detailed summary)					
As of 01/22/2021	Timeline	Committed	Program Funded	Actual Expenses	Accumulated Fund Balance
Revenue					
Measure V Local Sales Tax*		\$ (200,000,000)	\$ (36,645,647)		
Interest Earnings			\$ (213,798)		
Total		\$ (200,000,000)	\$ (36,859,445)		
Expense	Fiscal Years				
Operations	2018-2037	\$ 49,000,000	\$ (929,469)	\$ 515,462	\$ (414,007)
Aquatic Center	2018-2026	\$ 56,000,000	\$ (16,382,825)	\$ 40,708	\$ (16,342,117)
Borrow for COVID	2021	\$ 2,200,000	\$ (2,200,000)		\$ (2,200,000)
Small Business Relief Grant	2021	\$ 500,000	\$ (500,000)	\$ 105,000	\$ (395,000)
Legacy Fields	2020	\$ 11,895,668	\$ (11,895,668)	\$ 11,072,608	\$ (823,060)
Multi-Gen Recreation Center	2018-2026	\$ 40,000,000	\$ (4,000,000)	\$ 110,056	\$ (3,889,944)
Senior Center	2018	\$ 951,483	\$ (951,483)		\$ (951,483)
Total Committed		\$ 160,547,151	\$ (36,859,445)	\$ 11,843,834	\$ (25,015,611)
Total Uncommitted		\$ (39,452,849)	\$ 0		

*Revenue estimates: average of \$10 million over 20 years

RECAP OF CURRENT DIRECTION & POLICY CONSIDERATIONS

Current Council Direction

On August 18, 2020 the Council reaffirmed their desired direction to staff regarding Measure V projects. Council directed staff to continue to allocate all Measure V funds toward the development of the Aquatic Center project (based on the adopted Final Conceptual Plan with not-to-exceed budget of \$65 million) 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. There was also a desire to expedite the project by phasing the design and construction of certain aquatic elements using cash on hand. Council directed staff and Surland to bring back a Phasing Plan in which progress was being made until the *Mitracos v. City of Tracy* court ruling put the project on hold. On March 16, 2021, Council directed staff to negotiate an amendment to the Surland DA which, along with the *Mitracos* decision, may delay the phasing plan.

Council has also prioritized the construction of the Multi-Generational Recreation Center with a project budget of \$40 million and would like that project to begin immediately following the completion of the Aquatic Center with cash on hand. To date, \$4 million has been committed to that project for design and construction with an estimated balance of \$3.5 million available today. Additional construction funding would begin to accumulate in 2026 and construction is planned to be complete in 2030 or later.

Additionally, the Council supported the concept of exploring public-private partnerships to meet the community's recreational needs while maximizing Measure V funds for other key priorities.

Recent Project Impacts – Legal Changes and Council Actions

Legal Changes: Shortly after that direction the City was served with judgement in *Mitracos v. City of Tracy et al.* The trial court ordered City and Surland to stop implementing the Second Amendment to Surland's DA, which included Surland's design work on the Aquatic Center Phasing Plan and the project was put on hold.

Other key changes include:

- City received \$4 million in community benefit funds dedicated to Multi-Generational Recreation Center (Approximately \$7.5 million available for project now)
- City began pursuing public-private partnership with Tracy Housing Authority with potential of providing recreational programming in the downtown core
- City purchased 300 acres around Legacy Fields
- City ended partnership with Tracy Little League and assumed improvement and maintenance needs for 5 ballfields at Legacy Fields
- City received public requests to complete parking lots at Legacy Fields
- City received public requests to expand directional signage, park lighting, and security upgrades
- Measure V Capital transfers now estimated at \$9-10 million annually

Council Action & Project Status Summary:

Aquatic Center

Measure V funding for the Aquatic Center project is currently on track with approximately 75% of City Aquatic Center contribution needs met by Summer 2024; meets phasing goal (estimated \$45-\$48 million by June 30, 2023). City's full contribution for Aquatics Center will be available by summer of 2026 (estimated \$55 million by June 30, 2025). This projection does assume some Measure V funds are required for operating the Aquatic Center after opening (FY 2024-2025). On March 16, 2021, Council directed staff to work with Surland Communities, LLC to renegotiate terms of the existing development agreement, which will impact terms of the Aquatic Center. This, along with the recent *Mitracos v. City of Tracy* court decision, may impact the timing and delivery of

this project.

Multi-Generational Recreation Center

Staff will begin setting aside Measure V funding for the Multi-Generational Recreation Gymnasium beginning FY 2025-2026; estimates full funding by 2030 (estimated \$40 million by June 30, 2029). This projection does assume some Measure V funds will be needed for operations of the Multi-Generational Recreation Center.

Other Notable Outcomes

Defers improvements of other parks CIPs until after 2029.

POLICY CONSIDERATIONS

Staff is seeking direction regarding whether Council wishes to proceed with its current direction as described above or pursue other alternatives. Potential options include, but are not limited to, budgeting a portion of Measure V to fund Phase 1E (all or a portion) of Legacy Fields and/or the Multi-Generational Recreation Center.

Council could consider the following options:

- Option 1: Current Direction – Does the Council wish to continue with the current direction as outlined above, with the understanding that no other capital improvements will be completed until 2030 or later?
- Option 2 (Pay-go Legacy Fields and/or Multi-Gen) – Does Council want to consider extending and/or phasing the completion date of the Aquatic Center project by approximately three years to allow for the immediate funding of Legacy Fields Phase 1E and explore phasing of the Multi-Generational Recreation Center with cash on hand? This would defer all other aquatic capital improvements until 2030 or later.
 - Option 2 Next steps:
 - Continue working with Developer (Surland) on Phasing Plan for Aquatic Center.
 - Return with appropriation request for Legacy Fields and/or Multi-Generational Recreation Center projects.
 - Prepare and finalize construction documents for Legacy Fields Phase 1E, then project will be put out to bid.
 - Initiate Request for Proposals (RFP) process for a design consultant to lead process for a recreation center including identifying a location.
- Option 3 (Financing Legacy Fields and/or Multi-Gen) – Does Council want to consider extending and/or phasing the completion date of the Aquatic Center project by approximately one year and finance (debt service) Legacy Fields Phase 1E and explore phasing the Multi-Generational Recreation Center. Defers all other capital improvements until 2031 or later.
 - Option 3 Next steps:
 - Continue working with Developer (Surland) on a Phasing Plan for the Aquatic Center.
 - Return with a financing plan for Legacy Fields and/or Multi-Generational Recreation Center projects.
 - Prepare and finalize construction documents for Legacy Fields Phase 1E, then project will be put out to bid.

- Initiate Request for Proposals (RFP) process for a design consultant to lead process for a recreation center including identifying a location.
- Option 4 (Hybrid of Pay-go and Financing Legacy Fields and Multi-Gen) – Does Council want to consider extending the completion date of Phase 1 and 2 of the Aquatic Center project by approximately three years to fund Legacy Fields Phase 1E and full build out of Multi-Generational Recreation Center through a hybrid cash/debt service financing plan.. Defers all other capital improvements until 2030 or later.
 - Option 4 Next steps:
 - Continue working with Developer (Surland) on Phasing Plan for Aquatic Center. Staff and developer will return with a presentation on that plan for Council to review.
 - Return with a financing plan, including an appropriation request, for Legacy Fields and/or Multi-Generational Recreation Center projects.
 - Prepare and finalize construction documents for Legacy Fields Phase 1E, then project will be put out to bid.
 - Begin the Request for Proposals (RFP) process for a design consultant to lead process for a recreation center including public outreach.

Outcomes of Financing Legacy Fields and Multi-Gen Projects

This approach will require a portion of Measure V to repay financing; however, it is possible to structure a minimal impact until after Aquatic Center's first phase is completed. Additionally, financing costs will be offset by inflationary costs of construction anticipated over the next decade.

Outcomes of Hybrid Pay-go/Financing Legacy Fields and Multi-Gen Projects

This approach will maximize available funds on hand to deliver three amenity projects in an efficient manner. It will require a portion of Measure V to repay financing; however, it is possible to structure a minimal impact until after Aquatic Center's first phase is completed. Additionally, financing costs will be offset by inflationary costs of construction anticipated over the next decade.

STRATEGIC PLAN

This agenda item is consistent with the City Council's adopted Quality of Life Strategy and meets the goal of enhancing the City's amenities.

FISCAL IMPACT

Fiscal impacts will vary, depending on Council direction.

RECOMMENDATION

That City Council receive update on the history of Measure V and Legacy Fields, and provide staff direction on Measure V Council requests.

Prepared by: Richard Joaquin, Parks Planning and Development Manager

Reviewed by: Brian MacDonald, Parks and Recreation Director
Karin Schnaider, Finance Director
Midori Lichwardt, Assistant City Manager
Andrew Malik, Assistant City Manager

Approved by: Jennifer D. Haruyama, City Manager

ATTACHMENTS

Attachment A – Measure V Survey

Attachment B – Measure V Project History as of March 23, 2021

Attachment C – 2011 Legacy Fields Conceptual Master Plan, Phase 1E & Phase 2 Exhibits

Attachment D – Council Agenda Item approving Aquatics Center Concept Plan

Attachment E – Measure V Financial Outlook Detailed Summary



Results

Survey 149126

Number of records in this query:	728
Total records in survey:	728
Percentage of total:	100.00%



Field summary for A1

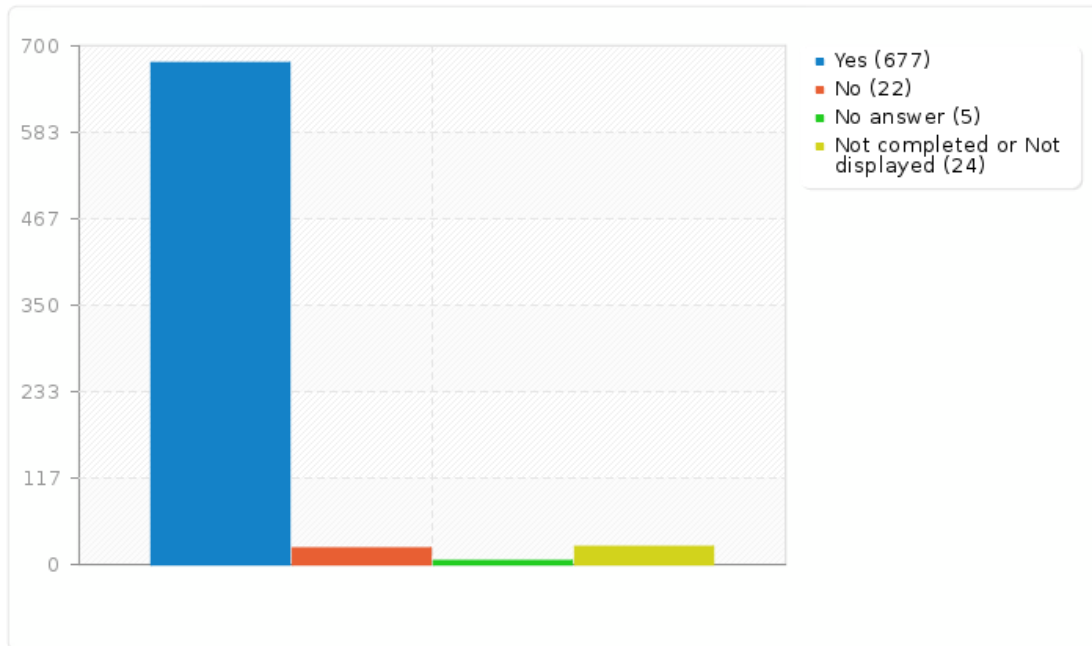
Are you a resident of Tracy?

Answer	Count	Percentage
Yes (Y)	677	92.99%
No (N)	22	3.02%
No answer	5	0.69%
Not completed or Not displayed	24	3.30%



Field summary for A1

Are you a resident of Tracy?





Field summary for A2

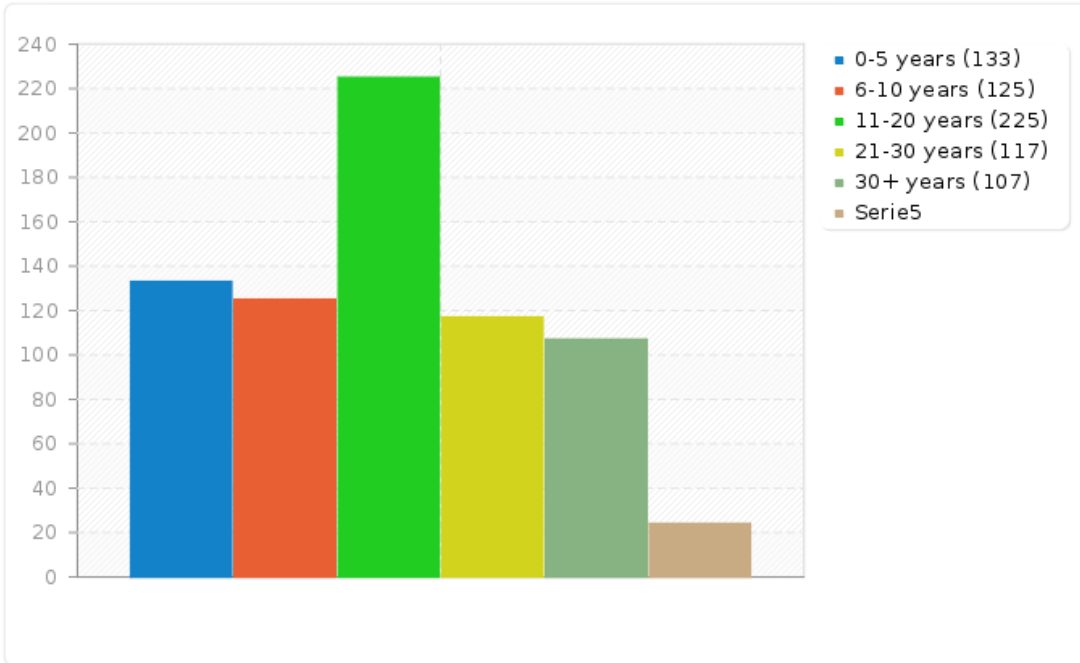
How long have you lived in Tracy?

Answer	Count	Percentage
0-5 years (SQ001)	133	18.27%
6-10 years (SQ002)	125	17.17%
11-20 years (SQ003)	225	30.91%
21-30 years (SQ004)	117	16.07%
30+ years (SQ005)	107	14.70%
Not completed or Not displayed	24	3.30%



Field summary for A2

How long have you lived in Tracy?





Field summary for B1 [1]

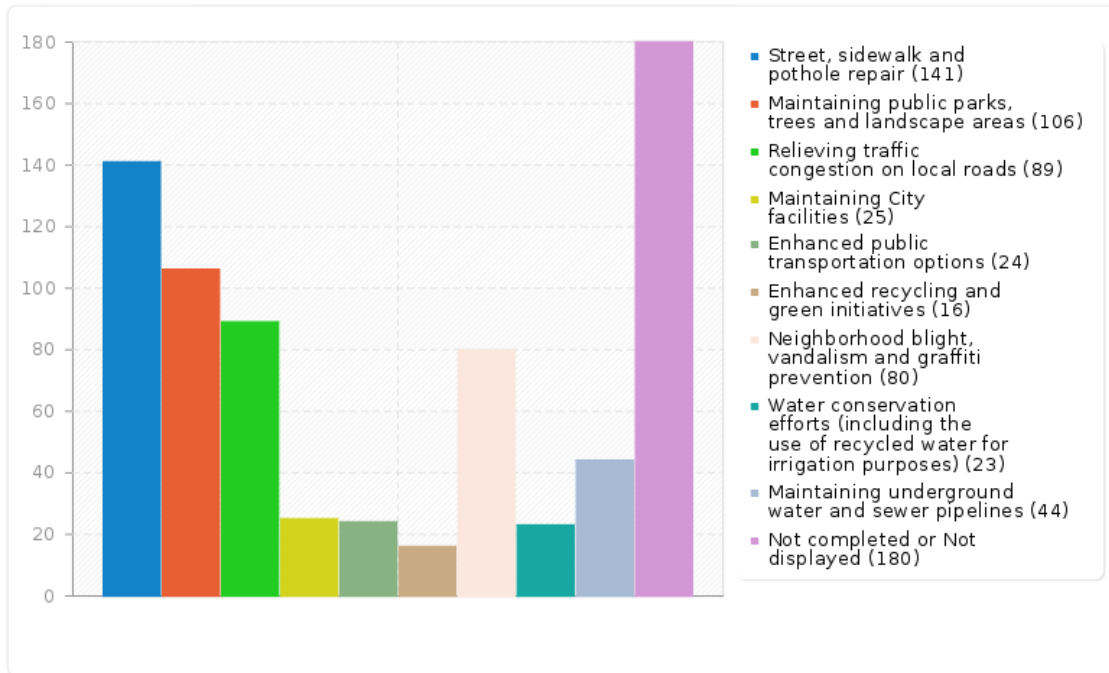
Please rank each infrastructure and maintenance area in order of importance.[Ranking 1]

Answer	Count	Percentage
Street, sidewalk and pothole repair (A1)	141	19.37%
Maintaining public parks, trees and landscape areas (A2)	106	14.56%
Relieving traffic congestion on local roads (A4)	89	12.23%
Maintaining City facilities (A10)	25	3.43%
Enhanced public transportation options (A5)	24	3.30%
Enhanced recycling and green initiatives (A6)	16	2.20%
Neighborhood blight, vandalism and graffiti prevention (A7)	80	10.99%
Water conservation efforts (including the use of recycled water for irrigation purposes) (A8)	23	3.16%
Maintaining underground water and sewer pipelines (A9)	44	6.04%
Not completed or Not displayed	180	24.73%



Field summary for B1 [1]

Please rank each infrastructure and maintenance area in order of importance.[Ranking 1]





Field summary for B2 [1]

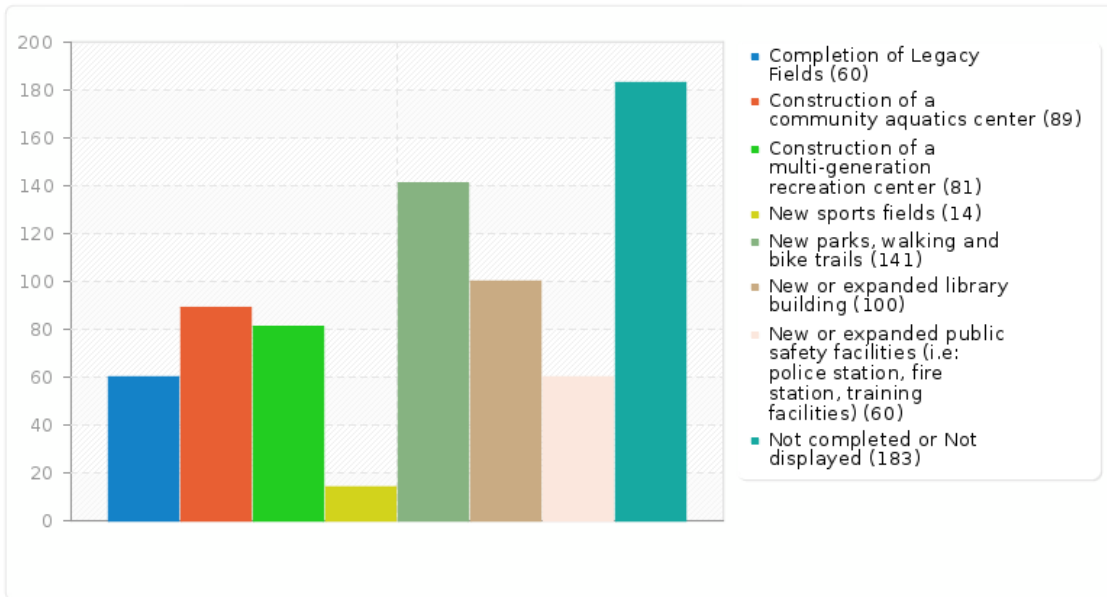
Please rank each community amenity item in order of importance.[Ranking 1]

Answer	Count	Percentage
Completion of Legacy Fields (A1)	60	8.24%
Construction of a community aquatics center (A2)	89	12.23%
Construction of a multi-generation recreation center (A3)	81	11.13%
New sports fields (A4)	14	1.92%
New parks, walking and bike trails (A5)	141	19.37%
New or expanded library building (A6)	100	13.74%
New or expanded public safety facilities (i.e: police station, fire station, training facilities) (A7)	60	8.24%
Not completed or Not displayed	183	25.14%



Field summary for B2 [1]

Please rank each community amenity item in order of importance.[Ranking 1]





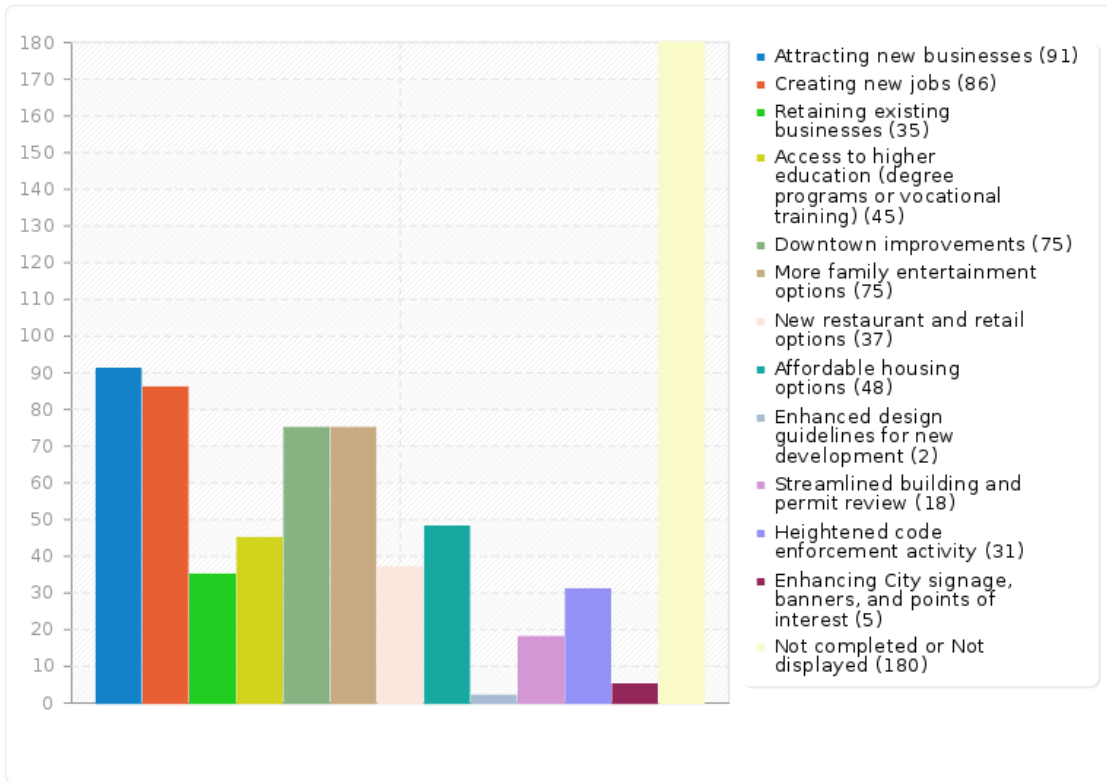
Field summary for B3 [1]

Please rank each community development area in order of importance.[Ranking 1]

Answer	Count	Percentage
Attracting new businesses (A1)	91	12.50%
Creating new jobs (A2)	86	11.81%
Retaining existing businesses (A3)	35	4.81%
Access to higher education (degree programs or vocational training) (A4)	45	6.18%
Downtown improvements (A5)	75	10.30%
More family entertainment options (A6)	75	10.30%
New restaurant and retail options (A7)	37	5.08%
Affordable housing options (A8)	48	6.59%
Enhanced design guidelines for new development (A9)	2	0.27%
Streamlined building and permit review (A10)	18	2.47%
Heightened code enforcement activity (A11)	31	4.26%
Enhancing City signage, banners, and points of interest (A12)	5	0.69%
Not completed or Not displayed	180	24.73%

Field summary for B3 [1]

Please rank each community development area in order of importance.[Ranking 1]





Field summary for B4 [1]

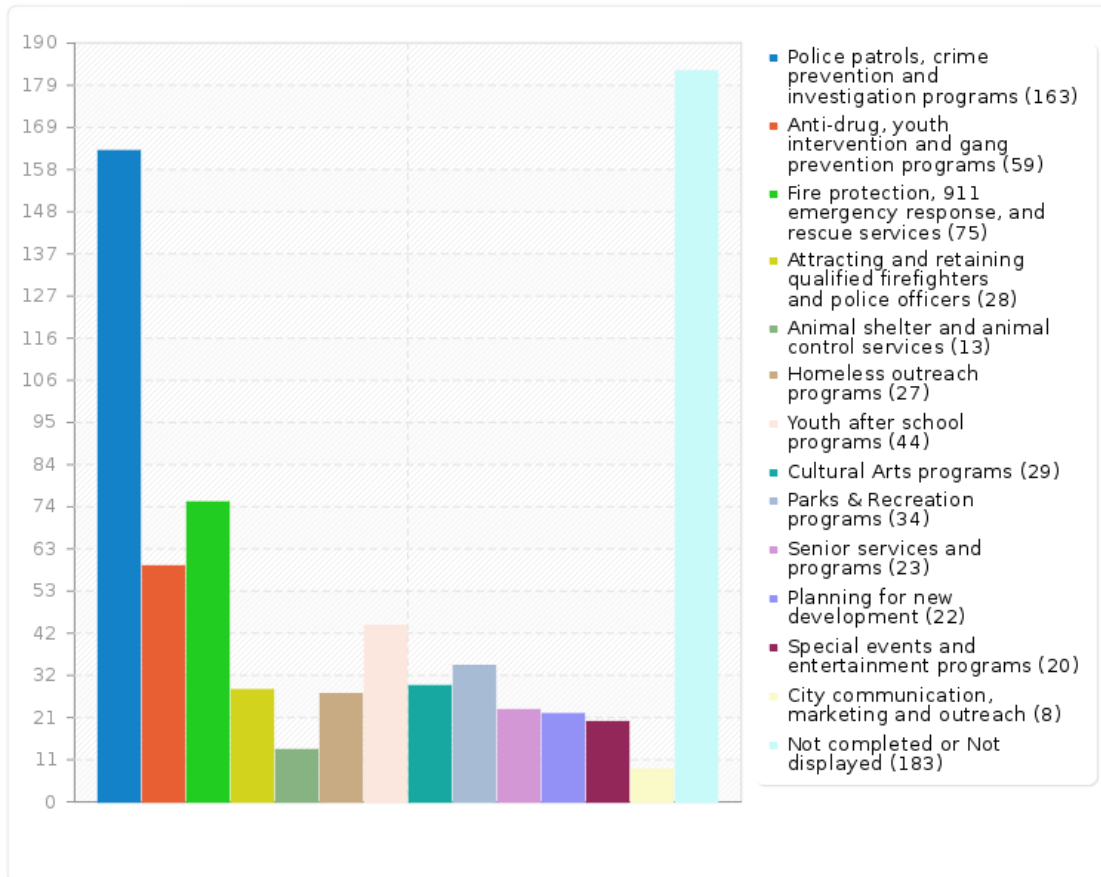
Please rank each City service area in order of importance.[Ranking 1]

Answer	Count	Percentage
Police patrols, crime prevention and investigation programs (A1)	163	22.39%
Anti-drug, youth intervention and gang prevention programs (A2)	59	8.10%
Fire protection, 911 emergency response, and rescue services (A3)	75	10.30%
Attracting and retaining qualified firefighters and police officers (A4)	28	3.85%
Animal shelter and animal control services (A5)	13	1.79%
Homeless outreach programs (A6)	27	3.71%
Youth after school programs (A7)	44	6.04%
Cultural Arts programs (A8)	29	3.98%
Parks & Recreation programs (A9)	34	4.67%
Senior services and programs (A10)	23	3.16%
Planning for new development (A13)	22	3.02%
Special events and entertainment programs (A11)	20	2.75%
City communication, marketing and outreach (A12)	8	1.10%
Not completed or Not displayed	183	25.14%



Field summary for B4 [1]

Please rank each City service area in order of importance.[Ranking 1]



Field summary for C1

Please share your thoughts on what community areas, services or amenities should be funded by Measure v?

Answer	Count	Percentage
Answer	388	53.30%
No answer	131	17.99%
Not completed or Not displayed	209	28.71%

ID	Response
7	Public Works needs a better facility.
10	Safety, emergency response. Downtown development Sports/Hotels
14	Police, Fire, Youth
16	Improve local economy by attracting/retaining business, improve local education, school system.
17	Code Enforcement, especially in the older areas of the City. Elderly citizens who take pride in their homes and keep them up, and there are new people moving into these neighborhoods, in rentals, who don't care and they can turn the entire street into a blighted area within months. How about a municipal code that owners of rental properties must provide yard maintenance to that property. Don't leave it up to the renter. The owner can recoup the cost in the rent.
18	I would love to see much go into our downtown area. Although much improved over the last 10 years, we have to continue to attract good businesses and continue to improve both the look and feel of Downtown Tracy. Creating an environment similar to that of Livermore and Pleasanton is achievable and Tracy is getting better at supporting small businesses. Also, improving our family entertainment options would be great as well. The more Tracy can provide to the residents in what is a family oriented city, the better as we will continue to circulate Tracy dollars spent. Currently, many people result to the Bay Area for their entertainment purposes due to lack of options and this continues to pull those dollars away from our community. Personally I do my best to support local businesses and hope we can create an environment that will encourage others to do the same. Events such as the Block Party's etc are such a great and appreciated start.
19	Down town Crime prevention More kid programs
21	The city needs to focus on making the Tracy a better place for families to live. Reduce expansion and work on making the current infrastructure better. Housing and commercial infill as opposed to larger spread out boarders. Down town and more community/park events and services. Night life and family friendly events are pretty much nonexistent in the city limits.
23	The landscaping areas throughout the city such as median strips and entrances to neighborhoods.
28	I would like to see the city take the more responsible long view with Measure V resources and prioritize some necessary and important expenditures but that aren't popular because they are "boring" or not sexy. Some examples include deferred maintenance on city assets, pension obligations, rainy day funding, maintenance of infrastructure, etc. I would hate to see us spend all the new money on expansionary programs and then not be able to maintain what we've got.
30	Finish and maintain what you started. Finish: Legacy fields, idea of a community aquatic center, shopping center expansion Maintain: existing amenities such as the Grand and library, police and fire stations, grounds/landscaping/roads. The Grand is a great example of an amenity that is understaffed and underbudgeted. It is the CENTER of our cities cultural arts and half of the things that the community wants to have there either is out of budget or is unable to happen due to too few staff. Make cultural arts just as important financially as sports and parks. The return of investment is never going to yield a profit. Know that and be ok with that.



Maintain the streets and landscaping. Make this town beautiful again.

Finish the projects that get stuck in the planning stages. Legacy fields, beautification of 205 corridor, education/college, aquatics center, revitalized senior center.

- 31 Police, Fire, Gang Task Force, Water Storage, Sewage, Water Pipes, Road Repair, Parks, Ball Fields, Swimming Pools, Higher Education, Trade Schools, Senior Center, Volunteer Outreach, VIPS, CERT, Library, Middle Class Jobs, New Industry, Homeless Outreach.
- 34 Complete Legacy Fields and move forward with the aquatic center
- 36 I think these funds should go towards programs that are struggling or non-existent, rather than moving programs to another department that are already running efficiently. What a waste of tax payers monies.
- 37 Phase 2 Animal Shelter
- 38 Make downtown a destination location by having businesses stay open later and the area safe and friendly. Better lighting, more police patrols, or weekly events? Currently the area by the transit center feels more like a homeless camp and not a safe area. Maybe bringing back the evening farmers market like Livermore has on Thursday's. They have themed events that draw a large crowd and is family friendly.
- 39 new community/senior center and downtown re-development at the old West Side Market, and at 6th Street and the Bowtie
- 41 10% (min) to a rainy day fund. Fund 10 extra police officers. Make sure services are available evenly in all neighborhoods.
- 43 Police, Fire and Infrastructure improvements and repairs
- 44 Improving downtown and encouraging more businesses to move to Tracy.
- 45 All
- 47 Staff needs to be added at the Grand Theatre Center for the Arts. The library needs to be improved in appearance.
- 50 Sports fields
- 51 I would like to see more walking paths around town for exercising
- 53 I am very strongly against spending any of this money on Legacy Fields and swim center. General infrastructure issues relative to aging facilities and equipment.
- 54 Our pre-teens and teenagers have no where to go for entertainment except the mall. There need to be more options for them. There's plenty for the younger kids.
- 56 I really wish Tracy had a safe bike/walking trail. There is way to much land around us for our kids to have to ride their bikes in 3 feet of street space with cars driving by. Also, downtown needs a complete facelift.
- 62 Safety first. Crime seems to be on the rise and there are now areas of Tracy that I avoid or am careful as to when I will visit. Sad.
- 63 Fix Downtown. More business' open in the evenings. More Parking and evening transportation options for downtown. Police foot, bike or horse patrols downtown so people can feel safe. Replace ugly square box buildings downtown with modern ones that have historical facades.
- 65 Building of a new Senior Center
- 66 Another skate park is a great idea. If something indoor was built, there is countless benefits for people of all ages, from health to mental. Youth programs should try new tactics to regain support from whom they are trying to reach. An indoor skate park could help in many areas. The existing skate park is a haven for violence and drug use..I personally see it almost everyday.
- 67 Our roads and streets are a mess. There are a lot of potholes in the roads. Please don't let these go. Tracy keeps building new housing units but the infrastructure has not kept up. I think the new funds should be used on infrastructure with our roads a top priority.
- 68 Attract better retail stores
- 72 Tracy does a great job of maintaining the town, just keep doing what you are doing.
- 75 I would like to see recycling pickup every week instead of every other week. This is how other bay area cities do it and it would encourage more recycling.

We need to attract more entertainment options for teens and young adults as well as us older adults. Attracting business like Dave and Busters and Mini golf and other businesses of that nature.

Last, I would like to see continued effort to get Silicon Valley type businesses to bring operations to the valley. It seems we have a large pool of their talent living here and surrounding communities. How much happier and productive would they be if their commute was eliminated and gained 2 to 6 hours a day of their life back!

- 76 Starting the second phase of the animal shelter as well as increase staffing.



- 81 We need to keep our youth busy and learning after school and on weekends/vacations. This will prevent future crime. We also need top notch law enforcement and fire fighters in our community.
- 82 We need family attractions. There's nothing to do here if you're not paying to put you're children in sports. We could really use a Boomers, a Roller Rink , and a Rock and Jump Aquatic facility. Finish the legacy fields. Update and repair park play structures.
- 84 Infrastructure, utilities, public structures refurbishment/upgrading, fiber optics, expand library, street, sidewalk and other repairs.
- 85
- 87 Attracting high tech businesses with high paying jobs; hiring more police officers; youth programs for older kids
- 88 Aquatics center with pools geared toward different age groups & slides would be my #1 choice. Maybe indoor so could be utilized year round. Better for skin cancer prevention and would give the children in the community a lot to do to stay active.
- 91 every weekend i have to drive over the Altamont to shop, or entertain my family. Tracy should have more options for shopping and family activities.
- 92 I feel like with the growth Tracy is experiencing, we need to provide additional funding to our police/fire/medics so they can continue to come to our aid and keep our city safe. I also would love some more family-oriented activities - such as the aquatics center or other "entertainment" businesses. And road repair.
- 93 Cleaning up parks and making them safe places for women and children. Enhancing the existing library and its book selection.
- 98 Improved Bike Lanes or Adding them where they don't exist. More Walking Paths.
- 99 I think a Park and Ride lot near the freeway makes sense. No one is going to use this service if it adds hours to their commute. and going downtown into the heart of the beast is doing just that.
- 100 Down Town Clean up.
- 103 Measure V money should not be used for normal budget items like new employees, benefits and retirement. It sure be used for what the voters want more and nicer amenities.
- 105 Increase funds for traffic patrol on local streets to enforce the red-light runners and crime prevention in neighborhoods. The landscaping and weed abatement needs improvement. A multi-purpose rec center for our youth/teens is needed. It would also be reassuring to call 911 and get EMS in a timely manner.
- 106
- 107 For the development of Down Town Tracy
More programs and after school and summer classes for kids and youth to keep their minds just during their down time. There are way too many bums and homeless people in our town so maybe we could use some of that money to do something about that growing problem. This town needs more family entertainer options. We have to go out of Tracy to do fun family things when we should be spends our money in our own town and not have to drive 30+ minutes away.
- 108 Keeping people in Tracy should be a high priority. Most travel to Livermore when going out because of the quality of restaurants and the beauty of the downtown area.
- 112 We need a way to get more retail and restaurants into Tracy. And develop in the south end of Tracy.
- 113 Fixing our roads
- 114 Infrastructure first - "programs" are great, but should always come second to a sound and safe city.
- 115 Ensure Public safety, provide clean and safe places for families and friends to gather, general city maintenance.
- 120 Lanscape on streets
- 122 Spend money to petition the house transportation subcommittee to build a connecting freeway between Patterson area and San Jose. Tracy could flourish if there were alternate roadways to bring more people/goods/services to the area. The 580 corridor is the biggest limiting factor to Tracy's growth!
- 127 Homelessness and the mentally ill is your biggest issue. Once or twice a year they are flushed from one city to Tracy. Where do you flush them to? Sad situation here in the valley. People livin along the hwy.
- 129 I see more and more homeless littering the areas where they reside. Also more people addicted to drugs. There needs to be more rehab centers for these people to recover.
- 133 Clean up the parks. I go to Lincoln park with my son and the park if full of homeless and people and drug use. I have see on multiple occasions smoking pot and drinking in the park especially at the gazebo.
- 134 I have lived in Tracy my whole life. Now that I am married and creating a family of my own I am seeing that it is going to be impossible to live here with the mortgage/rent prices for a



	medium income family. Don't kick out the locals to bring in new people!
135	Aquatic park 2nd dog park Vibrant Downtown
136	Medical payment assistance for low income families
137	More development of retail on the south side of town. It will spread out the retail across town to help with traffic congestion and also give options to the people that live on the south side of town. Try to attract competitors of big retail on the north side of town such as Lowe's to Home Depot or a Del Taco compared to Taco Bell. I for one figure if I'm going to drive a half hour cross town because of traffic I might as well go to Livermore or Modesto, why not keep business and Tracy and give us on the south side more options.
140	Maintaining the current parks we do have, bike and walking trails, better police presence especially at parks, code enforcement to remove blight especially downtown and 11th street, better business attraction- more modern diverse and on trend, and more special events for families please!
141	Parks for our kids to practice sports Cleaning programs to maitance streets, parks,etc.
142	Repave the streets
143	We need to build downtown up with a variety of business, not just the same old stuff and multiples of the same things. Hours need to be looked at and the Grand needs to have programs & performances for all ages which will also support the downtown area. This will provide jobs, entertainment and opportunities for lots a residents. The overall road upkeep and traffic issues need to be addressed as well.
145	Multigenerational center, legacy fields,
146	We need to work on fixing the streets. MacArthur and Bessie for starters. Would be nice to have animal services full time. And a place for our homeless to go so they are out of our parks where our children play.
148	Protecting citizens should come first followed by keeping our city looking good and thriving
149	Underfunded pensions need to be looked at as a ticking time bomb. Much of the Measure V money could already be spent, the general public just may not know it yet. Don't spend money on amenities until existing obligations both present and future are able to be met in a sustainable manner.
150	The city areas are covered in blight. We need proper clean up of city landscaping not just mow and blow into the side yards. I am disgusted in the site of trees dying, failure to do weed abatement, the lack of cutting of bushes, lack of watering, etc. Areas of the city look awful and NOBODY seems to want to do anything about it. Fund some decent landscape company to clean up. The fences on Monument drive along the street are covered with ivy infested with rats and it is never trimmed just let to fall.
151	I would like to see our roads better maintained. I'd also like to see a more youthful downtown area. Nightlife. Maybe some of the super talented local artists to do some murals. Something to liven up our downtown to bring in business.
152	Making our city a safe place to live.
154	Measure V was supposed to go to the police and firefighters, so give it to them. That's what we were told when we voted for it the first time.
155	Musical programs i.e Main Street music and grand theater. Transit center and downtown stretch
157	The City should pay for and maintain the half-built sports fields at the old Holly Sugar plant. No more pawning the funding off on the sports leagues. Tracy should also invest in a ANY program that will attract high-tech jobs to the area.
158	More retail stores like Trader Joes or whole foods
159	Indoor sports complex - new dog parks, biking trails
161	More police
162	I have lived in Tracy my whole life and I believe Tracy's downtown deserves the most support with this bond
163	Fix the vacant building on central line the great plate ect. Make central a focal point to our downtown like Livermore and Pleasanton have done to there's. their downtown is packed every night. Try to encourage local business downtown to stay open later to let families shop when they get of work and enjoy meals why doing so. Visit Livermore and Pleasanton and take notes. Used to love in Livermore and me and my family go their often to shop and eat on the weekend and just walk around.
164	Public safety should be the top priority.
165	Frequent themed events downtown. Help the homeless find places outside of downtown gathering areas. Attract new businesses downtown that will draw people for lunch, dinner, and shopping.



169	Tracy needs to recruit businesses with higher paying wages so that workers can afford to work and live in Tracy. Our rate of commuters suggests that we could support more tech related businesses here. People spend money where they spend their time. If we work in the bay we spend in the bay. We need to advertise Tracy as the next hot spot for Silicon Valley expansion.
170	Crime prevention, attracting new businesses, jobs and affordable housing
173	Keep the Homeless out of Tracy, focus on crime and safety at all costs the rest will work itself out if we have a safe place for our families, I want to feel comfortable walking around in every neighborhood in Tracy. We need better animal services stray dogs and cats run rampant in Tracy, we need to educate the public about proper animal welfare and strengthen animal services in general , build a huge park for walking and running, buy up some old orchards and make Tracy a destination like the parks in Lodi and even Stockton
174	Stop the selling of fireworks
177	Add more businesses to downtown and at the mall
181	Improve downtown. Need bigger parks with walking trails
182	No new taxes.
183	Better release times for school students leaving schools, traffic congestion is horrific, parents ill-legally parked blocking lanes of traffic, clearly marked do not park! Catch the cars that travel in the bike lanes to pass all others in lanes of stopped traffic only to try to get back in the lanes later causing more back ups. These bike lane travelers often run red lights, nearly hitting kids crossing streets. More police patrol, please!
185	The main thing I would like to see is more things for families to do and also to make sure our police and fire departments are well taken care of.
188	Please work to clean up downtown. Make it something that will attract businesses and customers. A nice place to spend an evening would be good. Dilapidated buildings that are shuttered and empty for years is not a good way to present this town to its residents. But please don't do what Tracy has always done and that is to piece-meal a plan together with no cohesive view of what the end result should look like.
191	Landscaping, code enforcement, police and improve the downtown area!
192	Will be a better place for everyone
193	Repair/replace and maintain all the city parks landscape medians roads etc. Start and Fast track the widening and repair of the Corral Hollow and Valpico intersection to 580.This should have been done before widening Corral Hollow from 11th to Grant line.Wrong priorities again.This intersection is a total nightmare and has been since the catholic church went in without them improving the 4 way stop.Thanks Mike Souza and the city council.
197	Infrastructure, development, high paying professional jobs, downtown, and youth programs. Not on raises for city employees.
199	When we moved here, 20 plus years ago, we were told that there would be running and biking trails for miles. We sure would like to see that happen. It would lead to healthier citizens. Now we have to leave town if we want trails. It would be nice if people came here in order to run or bike for miles.
201	Infrastructure improvements and business development/retention.
203	Making the roads in town better/wider so there is less traffic. This city is only going to get bigger and it's going to become a larger problem if we don't fix it now.
205	More days with police presence at the time schools are letting out for the day. Actually issue tickets for those who block the flow of traffic or Pak waiting where it's not allowed.
206	I have long wished for a regional park in tracy. Something like Big Break up in Oakland. Scenic walking paths that are well kept. We have a beautiful river flowing around our city that we aren't taking proper advantage of.
207	Repair existing structures, roads, and programs before building new ones. More affordable housing options. Increase police, fire, and emergency responders in preparation for population growth as a result of new housing.
209	We need more trails and bigger parks. Everything in tracy is miniscule including parks and parking lots. Even the stores like Macy's and Raley's are the smallest ever. The parks are little patch of grass with a swingset.
210	public safety (including controlling growing homeless population) street, sidewalk and public area maintenance
211	More after school programs, more police and fire to be hired.
212	The library is in desperate need of both, a large, inviting venue and a variety of books, movies, and other items to borrow in addition to more computers and work spaces.
213	I do not like how the Measure was touted to be specifically needed for items, ie, Police and Fire, Youth, etc., and then it goes directly into the General Fund. It should be ear marked for the kinds of programs it was marketed to fund.



- 215 Focus on strong, fiscal health of the City to keep basic services strong and to attract and keep qualified employees: police, fire, maintenance of roads, landscaping and parks, planning and permit services.
- 216 Indoor sports facility for soccer basketball tennis. Tennis courts in the Tracy sports complex
- 218 more firefighters, more fire stations. more money dedicated to public safety
- 220 Although not listed, I am not in favor of anything new. The first priority is to fund the retirement requirements for public employees. After that retire any outstanding bond debt, then fund rainy day fund. After those items are taken care of, and we are on sound fiscal ground, repeal the that is now taking place of the TEMPORARY tax it replaced.
- 222 Retail , are mall is a joke flash back to 1980
High school kids have no where to go on weekends, places and things to do in city. There are none.
- 227 Measure V money should be used for upgrading infrastructure and not for normal operational expenses such as salaries and benefits.
- 231 A focus on developing the downtown business area I believe would benefit the community as a whole. Providing the town with a central area with small business and restaurants.
- 232 More police. Give all of it to the police department. This city is grossly lax in law enforcement and crime prevention.
- 233 Getting the CERT program funded.
- 236 More lively downtown, fix potholes, do something with the abandoned business on 11th street
- 241 I thought this money was needed to pay for the salary increases to city officials that was already approved, but not funded, no?
- 243 I would really like the city to think about the traffic and how to make it easier to get around without increasing noise and traffic routing through neighborhoods. Perhaps if there were more local jobs that paid better than 43k per year, Tracy would benefit. I would also like more areas where one could walk or bike for recreation. In my area, there is nothing in my neighborhood. The sidewalks and streets do not make it easy to get around safely. More pet parks would be helpful.
- 244 Swim center
Animal shelter
Ball fields
Senior center
Library
- 247 Swim center
Animal shelter
Senior center
Library
Legacy Fields
- 256 Quality of life amenities (namely The Grand and an aquatic center) should be focused on, since improvement in these areas will attract people, businesses, and jobs to Tracy. The Grand desperately needs more staff to be effective. A decent aquatic center with a 50-meter pool would attract major meets to the area and would do a better job of serving seniors and families.
- 258 new skateboard parks in better area. more open baseball fields. no permits for all baseball fields. open to public
- 259 The City needs to keep up with current and future growth by growing the Police and Fire Departments to adequately staff them to current population.
- 260 We need something for youth. We are extremely lacking in a place for youth to go and play/hang out.
- 263 Public safety
- 265 #1 priority should be to build up the reserve fund like the one that saw us through the last recession. Let's please be responsible with this money. Once it is apparent that our coffers are overflowing, then splurge.
- 266 Our first priority should be ensuring that all emergency services are staffed and well trained. Second should be road repairs. And third youth and senior services, and programs.
- 268 Parks and recreation should be focused on. Our parks are in terrible shape and the availability of public recreation is lacking.
- 270 REPEAL MEASURE V

SIC SEMPER TYRANNIS
- 271 Measure V should be used to cover our expenses and create opportunities for residents to enjoy their lives in Tracy. Growing Tracy's cultural and life-affirming options should be



	prioritized highly.
276	Please, bring a public university to Tracy. Improve local schools, if it is supported by the new measure.
279	Recreation center for families, bike paths and trails, new roads especially widening to prepare for growth, more police and fire services, new parks, park maintenance, installing restrooms at major parks, bring retail to Tracy, clean up mall, pass codes to get rid of homeless and panhandlers on street corners
281	Children and senior activities
282	Save the money, and under no circumstances dip into city reserves. Reserves are meant for downturns, not mortgages on new amenities.
285	We need city beautification so badly. During the drought we left everything to go to waste. Islands in the streets, Path ways, city parks. We need to have a city we can be proud of and a smart, water responsible option.
287	How about updating the mall? That would be a great source of revenue. I feel if something isn't done to update/expand/ attract upscale stores, the whole mall will shut down. It would be ashamed to lose the only source of entertainment. Currently we have to go out of town to do clothes and furniture shopping. Also volleyball is a huge sport. Other cities have multi use courts where both volleyball and basketball share the facilities. NB courts in Livermore is great example. Tracy could benefit from this type of thing.
288	I would like to see real effort to bring big companies here - companies that have their HQ in Silicon Valley, but could have a highly staffed space here in Tracy for their employees that commute over the hill. I would like to see more programs offered through Parks & Rec, and more college and trade school options here in town.
290	I would like more money to be provided to our local public schools. From paying our teachers better, attracting and keeping high performing teachers, supplying funds for class room renovations and materials (better and advanced equipments and systems) art , music and leadership programs for our grammar school, middle high and high school. They are our future leaders, business owners role models. Let's invest in them and their education not building parks.
291	City of Tracy desperately needs some sort of recreational park where families can ride bikes, hike, play and get together. A great example would be a man made lake a large park around it. We also need to get more diverse options in our retail and grocery stores, make it inviting for companies like Trader Joe's, Whole Foods and or Sprouts.
297	There are so many families here in Tracy and not enough family friendly places to go. Our family enjoys going out to eat and then doing a activity after. Other than the movies there isn't much going on. We shouldn't have to drive out of Tracy to have a family activity.
298	Youth programs, recreation events and programs, and family entertainment.
299	I believe Tracy needs to be enhanced in order to feel proud of the community I live in. There are areas that are not maintained, broken down and shoddy. Families need opportunities to work in the community they live in, instead of commuting. This town has grown numbers since I have moved here; however, the city has not been accommodating to the growth. Its slow progression that has made our family question whether we will stay here or relocate. The Tracy community needs to feel inviting, not attract the homeowner that utilizes Tracy as a stepping stone to the next housing that is now become affordable elsewhere. In addition, Tracy is known for its crime with an excellent get away plan due to access in and out of the city. The Westfield mall is a ghost town, so the youth do not have anything to do with their idle time. I always ponder, why do we have furniture stores in the mall? Why are the majority of stores having to do with cell phones?
	How about retaining our citizens, provide them with reason to stay, establish roots, emotionally invest in a community so they care more, take pride and find fulfillment with their quality of living here.
303	I have lived here for 16 years and we were always promised to have an aquatic center built but we have yet to see that come to fruition. We are in desperate need of an Aquatic Facility with it being so hot here in the Summers. A lot of families don't have pools or access to pools so I feel that it is important to have that in Tracy. It would also attract a lot of families from the surrounding areas. This would help put Tracy on the map. I would also like to see The Condemned buildings in the downtown areas fixed to make them more aesthetically pleasing when visitors come to town. Having these boarded-up buildings makes Tracy look very shabby and rundown. If we want to attract new businesses and upstanding citizens I feel that it is important to have these issues fixed. I would also like to see other family entertainment facilities built such as an ice skating rink, miniature golfing, a roller skating rink and additional movie theaters. Tracy is a darling town with a ton of potential if our city leaders would only see the potential and allow new businesses to be



attracted to come here. It has the potential to be just as quaint as Livermore, Pleasanton, and Los Gatos, my home town. Sometimes I feel like we are a Dumping Ground for homeless people and undesirables from Stockton Oakland and Modesto. If we make it attractive for undesirables to come here we will never be rid of this problem. I live in South Tracy in Edgewood. We have heavy traffic problems at valpico and Corral Hollow. I would like to see the city put a stop light there and widen the road so the traffic is not as bad for commuters and the high schoolers at Kimball. It takes my children from 20 to 30 minutes to get to Kimball everyday. This drive should only take 5 to 10 minutes. Instead of allowing more Housing Development first we should be taking care of the infrastructure to accommodate the amount of new people coming to the area.

- 304 police
- 306 We need proper walkways, parks, roads and jobs before we can grow. If we don't put this in place first we will create the need for low income housing and gang prevention. Let's build it safe first. We can't wait for developers.
- 308 Let's Market Tracy as the next Silicon Valley growth area so we get tech companies that can't find contiguous space anywhere in the Bay Area. The jobs pay better, offices are less impactful on our environment than warehouses and we can't uplift the lifestyle of thousands of tracy commuters by bringing good jobs to tracy so they no longer have to commute so far. This should be a top priority.
- 309 Improved infrastructure roads and public transportation
- 310 Stop sub-contracting out the maintenance of parks and rec programs. They don't weed and feed the grass. They don't add new plants if they are dead. Bill Swartz Park grass is not grass, its weeds with dandelions. I send my kids to Manteca Summer camp in order for them to get a traditional feel of an all day summer camp. No I will not send my kids to YMCA or boys and girls clubs. The city should be able to provide this service and no leave it upto other non profits to fill the gap.
- 313 Clearly there's a need for an aquatics center or somewhere to cool off during the summer months. Teenagers have limited options for entertainment. I would like to see continued investment downtown. Some of the parks could use more lighting to prevent loitering and illicit activity.
- 314 Public safety and an Olympic size pool and supporting aquatic facility for year round use.
- 315 Repairing and updating city infrastructure that we already have. This puts streets , landscaping, existing parks and utilities a priority in city spending
- 317 Homeless need to get out of city parks. We should allow specific tent camping areas and they should be kept clean and sanitary. Dr Powers Park is scary now.San Diego has camping on grass around freeways. Not in a park with kids.
- 318 Beside kimball, there is minimal walkway space and no safe sidewalk. (Between Kimball High and Redbridge) Hundreds of students walk home that way and even further past Redbridge. It is one step away from being in the street. Not only is there preexisting traffic after and before school along that road, but when the weather is poor, the path along there is muddy and wet, and students are forced to walk on the road where cars do not pay much attention. This issue has been brought up numerous times and I don't feel as though it is being taken seriously. By the time someone realizes that this is a serious need, someone is going to get hurt.
Thank you for your time.
- 321 I would really love a large park with walking trails and a downtown that is thriving. Places to get out and be part of our city . I believe we need to also look at our city streets and landscape as well as support our local law enforcement and fire departments
- 322 Interaction of safety services with disadvantaged youth so they don't see them as hostile.
- 324 You insist I rank issues not important and irrelevant to Measure V such things should be a part of the City's operations. I committed to tax myself primarily for the amenities we don't have. You should have asked out of each category, what ranking order would I give. I'd choose community amenities as #1. You also left out an expanded Senior Facility desperately needed as an option and instead gave us safety facilities.
- 326 Public Safety is highest priority, Infrastructure maintenance including the pathetic landscape areas in town.
- 328 Fix and maintain what we have.
- 329 Enhance and update downtown area. Emulate Livermore.
- 333 I voted for Measure V because I was told it would build the water park, gym, senior center, library and inferstructure. Not to pay preexisting bills.
- 335 Expanding and revitalizing the downtown area to make it a destination with business and family oriented things to do. On the weekends, we want to stay in our community and have options of things to do.
We need more police. It is. It often that we see a patrol car in our neighborhood and we



have all the mail boxes in our neighborhood broken into multiple times.
Water conservation and retention is incredibly important. If the city were to educate the community more, our city could thrive.

I would love to see some kind of community garden. Teaching children to garden and giving citizens a way to feed themselves would benefit the city greatly.

337 More programs in schools, i.e. Auto shop, music, art, sports in all schools
338 I'd like to see more landscaping maintenance improvements to all areas of Tracy. My city landscaping taxes are not being used in my area as frequently as other areas in the city. I was told by city, that my area in zone 9 is unfunded but I see it paid on my tax bill.

There have been weeds and dead hedges, trees for years on a main city street in my area. Makes me want to go clean it myself but was told I could not.
Have spoken to city official at many Neighborhood watch functions.

339 Complete a covered aquatics center and a construction of an aquatics recreational park will be really great for our kids and community.

340 Maintaining streets and park and landscape infrastructure should be a higher priority.

341 Parks and Airport Maintenance. Street Maintenance, Revitalize the Downtown Area!

344 We should invest in the future of our community by focusing on public safety so those that live in our community feel safe, city faculties & events so we don't have to leave Tracy to enjoy time with family and higher education so the next generation can go to school and work in our community. May of us that live in Tracy commute to work. We want to stay in Tracy and enjoy our community. However, if it doesn't offer the entertainment, retail, and educational services we need, we have to commute for those as well. Not the best quality of life.

345 Parks and Recreation, youth after school programs, library

346 Improving down town amenities and parking. Lower rents for small businesses in downtown areas so they can afford to hire help which will increase jobs and allow them to remain open longer hours in the evenings and on weekends

347 Downtown has improved I love the yellow banners with military people listed on them. It's a daily reminder we have a lot of people in the service. We need walking/biking areas.

352 Lots of families here that have to leave the city to do things. Need more family activities.

353 our streets and sidewalks are in need of serious repair. Also the medians along some main streets in town look worn down and neglected. The City should move toward lower maintenance medians that look clean and appealing at all times. Also something should be done with attracting retail and restaurants to Tracy. Our mall is ridiculous and how many Mexican food restaurants do we need in Tracy??

355 Primarily community amenities and facilities, capital and operating costs.

Safety net only for other general fund expenses.

357 Funds should be used to build out the Aquatics Center with a 50 meter pool. The community identified the need almost 30 years ago.

358 Tracy needs destination recreational opportunities like an aquatic center. We need a community recreation center with reasonable fees for use for residents and we need a safe uninterrupted bike path. (right now there are too many street crossings)

362 The City of Tracy should build the sound wall along the south side of Schulte Road between Central Ave. and Amaretto Ave. This portion of Schulte Road is the only major arterial roadways that do not have a sound wall built for the safety and security of the Almondwood residents. After the expansion of Schulte Road from two lanes to four lanes in the 1980's this project was never done even though it was a projected development when the expanse took place. In the 1980's the City of Tracy had an election for residents that were not paying landscape and lighting taxes. The Almondwood resident's did not vote to have the taxes leaned on them. One of many reasons is there was no park developed during the building of this housing development. So there is no park or landscaping like other housing developments have so why pay a tax that has no essentials? Since then the City of Tracy has been approached several times about building a sound wall on Schulte Road. But they still hold a grudge against the residents of Almondwood for voting against their tax increase. This is a State, County and City code that on all developed major arterial roadways a sound wall shall be built to protect the safety and security of those residents.

363 A 50m POOL!!!!!!

365 Code enforcement!!!!

366 Tracy needs to address blight, attract high paying jobs, make downtown a delightful place to visit on the order of Pleasanton or Livermore. The trouble with adding more personnel in police fire or any department is that the retirement benefits need to be considered. Therefore I think new contracts need to be negotiated and city employees need to pay towards their benefits just like private sector instead of not funding amenities for the community. I am aware that we need more officers in particular, code enforcement officers



but we need a new contract first that gives the community some relief from these future pension costs and medical costs.

- 367 This sales tax should be used to fund large capital projects that improve our community and enhance our way of life. Projects like and Aquatics Center or Sports complexes that support our local programs and attract regional tournaments should be the priority.
- 369 Building of the aquatics center with priority on a 50m pool
- 372 We really need an aquatics center with a 50mm pool. Tracy swim teams is a proud part of the community. It brings in thousands of dollars to the community during local swim meets and is a positive healthy way for our youth to take pride in our community.
- 373 50m pool would be necessary to meet the needs of Tracy.
- 375 A 50m pool would be necessary to meet the city's needs.
- 376 I've been with the Tracy Tritons for 6 years and this is the 1st time we had a difficult time looking for a pool for our invitational which invites more than 6 teams and their families to Tracy. That's a lot of revenue that Tracy is missing out on in addition to going to a pool outside our city.
- 378 Improving infrastructure as roadways are congested and in terrible condition. City parks and fields are in bad condition and it is outrageously priced to rent out fields. The city is over populated, we do not need to focus on more housing developments, we should work on bringing in more businesses and retailers which would interest the public to spend their money in Tracy instead of the Bay Area or elsewhere (this would also generate a higher income of tax dollars for the city.)
- 379 Community aquatic center, new business that are NOT blue collar - professional companies and more family entertainment restaurants/facilities in the city
- 384 Traffic enforcement 24/7,code enforcement enforce illegal fireworks properly, road maintenance
- 385 Community Aquatics Park
- 387 The aquatics center has been promised for so long.. not sure why it needs to even be discussed. As well general improvements need to be made to improve quality of life. A better library, a community center that doesn't look abandoned, and continuing to invest in the grand program are essential
- 389 We need an aquatics center. The Joe Wilson pool is not sufficient to Tracy's needs.
- 391 We need a larger expanded Senior Center. We need more than one community swimming pool. More public transportation. More public events like the Friday night block party. A free Tracy wide WiFi availability.
- 392 Small Business incentives to open. More code enforcement.
Better and uniformed signage downtown
- 393 Sr. ctr. Amenities
Expansion for facility for senior activity.
Programs especially for Sr. exercise.
Need room for capacity for exercise.
A lot of seniors are turned away because not any room. These are seniors who want to continue to thrive and be healthy.
- 394 fix our streets!!!
- 396 need new big senior center
- 397 Recruiting qualified, diverse teachers and police officers. More mental health services.
Pool for swim meets
- 398 new/larger/improved SENIOR CENTER
- 399 When I moved to Tracy nearly 10 years ago, one of the things that attracted me was the plan to build a new aquatics facility. This has been sadly neglected for way too long. Tracy would benefit greatly from the addition of a new aquatics center; one with a 50-meter competition swimming pool that can be used for large scale swim meets and water polo tournaments. Why do I keep having to drive to Livermore, Modesto, Ripon or Turlock for this?
- 400 new senior center
- 401 Tracy needs a new Senior Center
- 402 Though I live outside the city and pay taxes as a city property owner and a very interested in the city, the things I'm most interested in are the library, the senior center, and the development and restoration of downtown.
- 403 A new senior center. more up to date. More field trips. Everybody should be able o get funding, not only the seniors that live in Tracy. We all pay taxes.
- 404 New Senior Citizen's center
- 405 Unfair tax for seniors, with IRS and state!
- 408 A new senior center larger and opened longer to serve more seniors.
Bus service to Bart stations



- 409 Improving our downtown and mall. Tracy is a bore for young adults. Lets have more things to do here locally
- 410 I do not think ANY of this money should be used for staff pay raises for existing staff, only new staff for new services- if necessary. I do not think this \$ should be used for pay & benefits.
- 411 Number of senior citizens are growing every year. Number using the senior center exercise program has doubled in last 10 years- we actually would prefer a whole new senior center- use the old one for other activities.
- 412 A Community Recreation Center to accommodate all ages and activities. A Swim Center, and improvements to the Senior Center. Incentives for more restaurants.
- 414 Public safety
Public streets walkin trails
- 416 I love to take my kids to community events. Wish we could expand more programs for kids in our community. Att
- 418 We need local jobs with giid pay so that residents don't have to commute to the bay area.
- 419 The citizens have been asking for a complete aquatic center to serve ALL of the needs of the town for over 20 years. The City needs to work with people who know aquatics! Not just the fancy pool/aquatic developers. This has gone on too long. I continue to drive over 20 miles away for aquatic programs, there by spending my money in other towns.
- 420 Aquatic, and family recreation
- 426 There are great parks in town but no biking or running paths. There isn't a community rec center, schools don't open their doors to the community to share their amenities. What professional businesses will you attract to keep people in town instead of the majority of the town having to commute for decent paying jobs. Housing costs no longer match the income available in town. People will be priced out and your economic base will spend their money out of town.
- 427 Police and enforcement of existing laws, fire protection, Swimming recreation especially a 50 M pool. Good for teaching a needed skill and exercise not just for fun!
- 430 fixing pot holes, streets
- 432 There are many used train tracks in our community, while our small town is home to around 90,000 people (and growing). Traffic has become a HUGE problem. We are in need of more ways to create flow. Look around, our infrastructure is in desperate need of repair! Also, our community needs to learn to expand with it's growth, instead of having a small town mentality.
- 433 clean up of the railroad tracks areas behind the 99cent store tracy to 11th weekly.the storm drains along Shulte and Larriana before the rain.free range dogs on Chestnut/Sequoia.residence accountability for cleanup on Palm Cirlce and w6th st and pot holes.
- 434 Existing streets, sidewalks and landscaping have been negelected for years. Make this repair happen, it has been put off far too long !!
- 435 As a millennial (or Gen Y), we are seeking for better and affordable housing options within Tracy. Since many of us have jobs outside of Tracy and and we have to commute, yet we can't afford to live beyond the Altima (and our families are in Tracy) we want to invest our future in this beautiful city.
Also, attracting new entertainment, restaurants, family activities, etc will allow us to stay the weekends in the city of Tracy and invest in local dinning and entertainment.
- 436 Free Summer Activities for teens and Kids all ages-(Water Activities)
- 438 We need a regulation competitive swimming pool that the Tracy Tritons and other swim teams can use in town that is not owned by a high school.
- 439 Senior living
- 440 I question the wording of this request. I can't weigh in on WHERE funds should be spent if I don't understand where/what we are currently spending on and the success/or unmet needs of current spending efforts.
- 441 Education support! A major factor when competing with other cities for educated professionals is how well the schools are ranked. Tracy's schools are ranked better than Manteca etc., but definitely not as well as Livermore or Pleasanton. After school tutoring to help raise test scores, and other community programs to support families with kids, go a long way to improving the appeal to professionals and increase property values.
- 442 Parks & walking trails
- 443 I believe the added sales tax fund should be only used to repair the existing infrastructure including streets landscape and parks. Any left over should go into the reserve funds
- 444 Open walkways, bike paths, bike lanes, park maintenance, street landscaping, regular tree maintenance-monitor and enforce the regulations. Many businesses (l.e.3rd and Central) chop trees in half, remove, improperly prune trees.
- 447 Spending on quality of life should be the highest priority. The general fund already well



	funds police and fire safety
451	Unfortunately, we're going to need more police and it is more difficult to attract people to that profession. Money definitely is needed for our police department to attain and retain a healthy force.
	This is a family town with a growing community of all ages. So, local entrainment and "things to do" are appreciated. I am glad we are looking at things for seniors, youth, and young adults.
	Thirdly, it is very difficult to find jobs around here that are not retail or manual labor. Although, I am noticing many educational and health jobs (but just outside Tracy, like Stockton). Administrative jobs would be good.
452	Family friendly items and safety should be before aesthetic items
453	I've raised 6 children in Tracy and the next generation is staying here as well. We need more activities for kids and adults. Ice Skating, roller skating, or an indoor/outdoor sports club, better bowling alley. The lot is big enough to tear our bowling alley down and build a facility with various activities including bowling and pool, maybe batting cages, etc.
455	Tree program in house or inhanced
456	We are in desperate need of an aquatics center with a pool that has at the very minimum 8 lanes. There are two large swim teams in this town who cannot figure out where to practice or hold swim meets on a yearly basis. Tracy is in desperate need of an aquatic center!
457	Senior Center (Lolly Hansen)is too small for the daily/weekly use and for the senior age population in Tracy. Needs expansion for additional classrooms, meeting rooms and storage.
460	Please build a decent pool.
464	No additional city money should be put into Legacy Fields until other options for funding are fully explored, like money from the County, or grants from professional sports leagues/organizations, or other grants.
466	Build the damn water park
468	I love the city i live in, TRACY! And i want to see our city continue to grow and provide for the families that are vested in this city. it is vital to keep our residents here in our town on weekends when they are looking for family entertainment and to spend their hard earned money on retail, restaurants, etc. it is also very important to me that we keep our town SAFE and provide an efficent ERT. i am committed to help support our community in any way i can and have faith that our new mayor and city council will go in a new direction than our past council and mayor has. GOD BLESS!
471	Walking trails. Family friendly entertainment
472	I believe Tracy should focus on providing services for our youth and our ever growing senior population. Let's look at these services as a service that will support all residents and not solely those that are "at risk". Professional development for those who provide these services should also include a reflection on their own biases.
474	We need parks and trails! We need our city to build more trails. The city is building too many houses and need to focus in on parks, businesses and sustaining our roads and other facilities. We have nice facilities and don't need to build or enhance our city facilities.
477	-Services/programs for kids (more in rec's catalog)=look @ Livermore's -Get better quality and more frequent shows a Grand Theater (Look @ Modesto Gallo Fine Arts -Trails for walking/hiking (like Livermore, Lathrop, Ripon (as well state Park)Like Eagles Lake and Resort in Tracy
478	Why spend \$ on a pool that is only used effectively for 3-4 months out of the year?
480	Tracy is a beautiful city, but there's nothing to do; nowhere to take your family, nowhere for teens to hang out, no performance/cultural arts schools for students, no variety of higher educations options, no bus/transportation options.
484	increased police services involving families/youth, aquatics center and family entertainment options
485	I don't mind the tax increase.
488	Completion of Legacy fields. I think it would be very beneficial to the city to install cork based artificial turf on at least one the soccer fields at the sports complex to allow continuous use. There should be a city based primary field with stands and such.
492	I think its healthy for us to contribute to the cities growth.
494	First I believe we should always set aside a "rainy day fund". There will always be something that comes up that will drain the coffers, so to speak. Therefore, it's only prudent to have something set aside so that debt can be mitigated or kept under control As



	far as priority for spending, Security/Safety should be number one. Everything else stems from that. Businesses and homeowners are attracted by a safe place to conduct their business in and a safe place to raise families.
497	Neighborhood blight, city blight. Get a handle on the signage up 11th Street Tracy Boulevard Grant Line it's out of control
499	We really need a new library. Our library is embarrassing.
504	Downtown enhancement and family friendly entertainment
505	Maybe revitalization of 11th street. In some cases it's the first impression of Tracy as travelers come through, it is not currently a good first impression. It gets particularly bad closer to Tracy Blvd and closer to downtown. Tracy Blvd near the 205 freeway, were La Plaza (formally Mi Pueblo, Food 4 Less) is also suffering through to the old save mart on Lowell, maybe attracting larger business to that area will help the once beautiful area.
506	Youth programs. Attracting businesses. Paying Tracy teachers more.
511	Higher education, Bike Trails and more Family entertainment Most important is our Police, Fire and safety officers.
514	We have no good walking trails and the library is way overused for how small and old it is!!
517	While I want a well rounded blend of outreach, senior & youth services, recreation, expanding public transportation, and business retention/attraction services I feel our area is in desperate need to curb crime, violence and drugs.
520	Bike walking trails would nice as well as an aquatics park for the kids for the hot summer weather . Maybe an incredibles pizza or boomers would be nice!
525	Focus on the solution not the problem.
526	Fixing streets, beautify current park that are worn down, continue to make downtown a place people want to shop at, bring in the stores and restaurants and entertainment.
528	Making more family entertainment. Working on keeping Tracy residents in Tracy by providing family entertainment that offen drives families to neighboring cities during the weekend
529	Better maintenance of green areas
531	The first priority should be to expand/replace or add to our library. The current library is undersized and has been for ayt least 10 years and lack of care means it is dingy, worn and depressing How old are those computers? The Library provides many of the services you asked about - youth programs, outreach families, recreation, cultural enrichment.
532	Clean up the city and enforce the municipal code. Add code enforcement and public works personnel.
533	An indoor aquatic center will be great to have a year round fun at the pool
534	reduce city water rates
535	Recently, I read that 3 surrounding towns are opening water parks, something Tracy residents have been asking for years. So once again residents will have to travel outside of Tracy or entertainment. So money should be used for entertainment. Not like the small Dr Powers pool, something that will bring in revenue.
537	Police. I am unhappy that the police are to busy to come to a break in or vandilism at my home and tell me that I have to fill out an online form. That is not community engagement or Civic duty.
539	MORE Police & Fire personnel . New restaurants I DID NOT VOTE FOR THE MEASURE V !!!!! YOU ALREADY GET PLENTY OF TAX MONEY WHAT ARE YOU GOING TO DO ? TAKE EVERY FRIDAY OFF ?????
540	Our city needs to take care of the parks and landscape areas that we have. Street medians and parks have been neglected.
542	Having vocational education programs would be amazing. I want my town to have opportunities for everyone and I want it to be safe and have fun activities for my family. To have it be well maintained and look nice is also important.
544	Update park areas, provide shade covers to existing play structures. Schools need to be better, rankking of schools are way to low
546	Kids where can safely play
547	Roads/infrastructure; senior/youth programs
548	After school programs and city wide activities for youth.
552	Securing and making public bathrooms safe and sanitary for use.
554	Parks and recreation needs some help. We need more options for year round affordable children's activities through the city. Downtown needs a serious makeover. If Tracy had a decent downtown we could generate so much revenue!
555	These funds should be used to make the city one we are all proud of. People are willing to spend the money and we need to SEE the results. Aesthetics are a major attractor to our city and we it to look more like the Livermore and Pleasanton areas we are close to



557	Complete Legacy- this should provide money for other projects
558	We must do better in dealing with the increasing problems of human trafficking and homelessness in Tracy.
560	Any area which results in people outside of Tracy coming to Tracy to spend their money. That could be to shop (Trader Joe's and Whole Foods), to dine (Outback Steakhouse, BJ's) or for entertainment (water park, amusement park, outdoor theater).
561	Bringing more restaurants and entertainment to various areas of Tracy, not just near the mall. Expanding our first responders and outreach programs. Affordable extra curricular activities for kids.
562	Vandalism prevention.
563	need to get the LLMD areas looking nice again, they look horrible
	Tim Jayne
564	Community garden or compost. Cities like Berkley have a recycling program where kitchen waste is collected and used in a city compost that is available for all the people in the he city.
565	I think our downtown could take note from some surrounding communities. Not just in beautification but in services offered and stores, restaurants and clubs, maybe an indie theater that would attract some night life and liven things up a bit. Much business opportunity down there that is not offered or even been explored. Especially in a sleeper town like Tracy. We want to keep our residents in town at night and on the weekends rather than seek their social life or entertainment in other areas outside of town. Our mall needs a major overhaul. We do t need so many chain restaurants. We have too many of those and not enough decent retail. We need family programs. We need our parks to be pretty and safe again. Walking and biking trails. Things that encourage people to get out and move physically and enjoy their community. We need to fix broken down neighborhoods. It can be done!
566	Parks, biking and running trails
567	More police coverage and traffic control Expanded Branch Library and Services Enhanced job training and local jobs for trainees to go to. Expanded Pubic Transportation More retail and restaurant development of the NE corridor.
568	Policies that would yield to more jobs in the area and better retail options.
569	Aquatic center we need something for families to do in town
570	Luring new businesses to Tracy
572	Personally: The senior center is extremely outdated compared to other cities. The activities are well organized and the staff is great but the building is way too small. AS NEXTDOOR LEAD AND NEIGHBORHOOD WATCH CAPTAIN, I can tell you that people are upset about the following (which you already know): codes enforced (as soon as we have enough people to do this), removal of cars parked on front lawns, keep RVs and boats off the streets (Livermore allows 3 days before and 3 days after an event but people cannot just move it to a side street to avoid being tagged), people to help with complaints about constantly barking dog. Also educating people on the fact that these things take MONEY and RESOURCES and we don't want our officers doing work that others could be doing. :)
573	Law enforcement, gang abatement, and crime prevention
576	I think its important to invest in infrastructure and entertainment. With better infrastructure and entertainment residents and locals from surrounding areas will spend more time and money here. This will also attract more residents and funds to attract higher paying workforce companies. Emergency services appear to be sufficient but it is always safer to have a reserve for necessary or unanticipated improvements.
577	Whatever will help bring white collar jobs here and create a vibrant community for those employees.
578	I believe that we should try and make Tracy somewhere that people actually want to go to. Tracy is a boring place with not a lot of things for people to be entertained. There are no fun places for youth like nightclubs or even a really great concert hall. Tracy is boring which is why a lot of people leave to work somewhere over the Altamont because Tracy does not have well-paying jobs and it's a boring town with not a lot of things to do so people leave to go have fun somewhere else because they can't find that in Tracy. Opening up this idiot to new businesses like nightclubs, entertainment venues, or other businesses that create new fun environment for people to try new things would be incredible to add to Tracy and stimulate the economy.
579	Police, Fire, Safety Programs
580	Traffic congestion, road conditions entering and exiting Tracy other than 11th street.



More local restaurants and breweris making downtown a destination.

581	Measure V must prioritize new amenities and programs
582	Corral Hollow between Schulte and I580 is in need of a light at Valpico and Corral Hollow and a total repaving of most of the road.
588	Parks and recreation need a lot of attention! We need walking and biking trails.
592	Survey is too leading. Some of the items are not even that important to me. Allowing folks to write in their own answers would have been more realistic.
594	finish the sidewalks or continue them, such in locations as valpico stretch, the length of MacArthur and add a green stripe bike lane separate from the car lane on all major road ways.
597	Police and First Responders. Upgrade downtown Tracy to mirror Livermore's successful downtown.
600	Spending on new amenities and programming that enhances quality of life in city
603	Jobs, Jobs, Jobs, would be awesome to live in Tracy and work in Tracy.
604	Tracy needs youth centers for the 14 - 17 year olds. A place to be other than roaming the mall or streets.
606	The library is too small and very old, a new library would serve the community as a whole.
608	Inner cities such as East Beverly Pl needs side walk replacement and need handicap ramps placed pot holes and roads need to be replaced also. All streets surrounding Tracy High school, Discovery Charter/ Millennium High, Central Elementary, Public Library, Lincoln Park need proper crosswalks, stop signs and speed bums to regulate traffic and keep our children safe.
610	New and larger dog park. More Senior programs
611	Inner city/ downtown
613	As a community we need to keep protecting our children. Children are told not to smoke yet, they are exposed to smoke against their will and without their parents permission while on their own property. They are protected from second hand smoke at school, at playgrounds, living in apartment buildings, and even when walking into a store. They need those same protections while at their family owned homes playing in their backyards and sleeping in their rooms. Children deserve to be protected, "the California Air Resources Board classified secondhand smoke as a "Toxic Air Contaminant" in the same category as asbestos, cyanide and arsenic." CDC, "There is no risk-free level of secondhand smoke exposure; even brief exposure can be harmful to health.1,2,6 Since 1964, approximately 2,500,000 nonsmokers have died from health problems caused by exposure to secondhand smoke." I would like the city of Tracy to make a city ordinance to protect children from exposure to second hand smoke while on their own property from those that do not have permission to expose the child to second hand smoke. Parents have a legal obligation to protect their children against harm, I ask that the city give parents the right to protect our child with city enforced protection. That no child is to be exposed while in their home or on their property to second hand smoke from toxic drifting nuisance smoke known to the state of California to be unsafe at any level. In addition to the toxic nuisance secondhand smoke is, childhood asthma is rising. Both of my children have asthma, secondhand smoke triggers asthma, secondhand smoke kills but, for asthma kids secondhand smoke has a high risk of killing them within minutes of them breathing it. Please, give kids the right not to be killed, give them the right to protect themselves, and the parents the ability to call for help! Make a new city ordinance that protects kid not only at school, at the park, in an apartment, in a car, give them those same rights while sleeping in their bedroom and playing in their own backyards because there is no safe distance...
615	Better maintenance of the Tracy airport facility. Add one full time dedicated employee for airport maintenance. Install a new AWOS-3 system. Install sprinklers in the city owned hangars. Upgrade the fuel farm and dispensing machines. Complete scheduled runway foreign object debris removal. Installation of permanent bathrooms. Tumbleweed control. Complete the installation of the PAPI system. Repair the runway lighting system. Build a new business jet hangar.A food concession. If you build it, they will come!
617	Specifically, road and sidewalk repairs, road striping, safety improvements to intersections.
618	I believe that we should create some place for our teenagers to hang out. Perhaps monthly a get together for the community of teens. Enhance the boys & girls club to allow for more kid access.
622	I would love to see some improvements to the downtown area. The area just needs a little TLC. This side of town could use a few more popular restaurants. This would help with some of the traffic, everything seems to be on one side of town, near the mall. The lights that are put on during the holidays, should be up all year long. The vendors should stay open a little later. The vendors on 10th street are almost there, however Central could use



a little more work. When you attend the Grand Theater, you should have the opportunity to have food and drink at a venue that is open for business after your show. More people from the bay area are moving to Tracy because of housing prices, they would love a beautiful cozy downtown area like Livermore. Thank you for this survey, I hope the downtown area is selected!!!!

- 623 Our children our the future of this city. We should be putting more focus on child centered activities and education. Such as free community colleges, or pre-school being part of the mandatory tax paid school systems. More easier ways for children to get involved in the community.
- 625 Improving the current public library in Tracy or building a new one specifically for the youth of Tracy, to keep kids and parents feeling comfortable and confident in the library. Possibly having educational activities for the kids to support learning and a sense of community.
- 626 The landscaping in the city has sadly continued to deteriorate year over year. Dead and dying trees and bushes, overgrown vegetation and weeds, public benches are falling apart, the list goes on and on. When will someone start to pay the appropriate level of attention to this? Taxpayers are already funding landscaping services and it seems like we get little to no return on the investment.
- 627 Build amenities that make Tracy more inviting place to visit and live
- 628 Water and Sewer systems, we need to have access to clean water in our area. Maintenance is needed for vital water.
- 631 The Senior Center needs to be enlarged and its facilities expanded. The present building was constructed when the City was much smaller and center usage was less.
- 632 We need a new Senior Center. This current facility does not meet the needs of our senior community. 2,800 seniors are registered and only 68 spaces are available for the exercise class (per class). Many are turned away.
- 634 We need to attract tech and other higher paying jobs to Tracy other than warehouses so fewer people need to travel to the bay area to work. Target 100K jobs so a family can survive and live in Tracy on a single salary. Non skill based jobs make it difficult to make ends meet. We also need other things to keep people in Tracy, rather than leaving for shopping, our mall is a joke compared to others, and amenities, other than more sports fields, to hold peoples interest and have them spend their hard earned dollars in Tracy, rather than other places.
- 636 Improving local infrastructure like roads, side walks, and government buildings
- 638 Consider the betterment of the majority of our citizens and not just "I want something my way" attitude of some of our current City Council members
- 643 Our public green areas along streets,dividers,and drainage are in poopr condition 80-90% of the time. As this is the first impression of our town for business and residents, it needs to be addressed
- 644 Maintain the green areas of our streets. Most the time many of them look terrible.
- 646 Dog park improvements. Downtown improvements to encourage the community to support local businesses. Increase activities for youth.
- 647 Measure V should funds should be used to establish a self-sustaining city. Much of the disposable income generated by residents are spent outside of the city. Tracy has been known as a bedroom community for many years. The city of Tracy needs to put into action the steps necessary to build up jobs within the city. We need establish technology jobs here in Tracy. Not focusing on Warehouse, Logistics, and agriculture.
- 648 Nicer dog park. Completing area by Train Station. Boardwalk shopping and pixie woods type place to attract younger parents to downtown development.
- 649 I definitely support unclogging high traffic areas, especially in school areas, and the support of programs for families in need, including youth and women protection programs.
- 650 not every child is sports minded, create alternate activities for ages up to and through high school. Family oriented.
- 651 More family activities. Activities for young adults
- 652 Taking care ofnour roads and sidewalks!
- 653 I believe that downtown Tracy can be made into a fun environment similar to that of downtown Livermore; it caters to famillies and singles. With some adjustments in the types of business and infrastructure I feel that if people from Tracy had a reason to stay in town they would. Whereas almost every weekend me, my family, and friends take our business and entertainment to the Bay Area. Ultimately we take our money and invest elsewhere.
- 655 Neighborhood parks. We live across from a neighborhood park (Dorothy Evans) and it is not maintained. The "lawn" is in desperate need of weed abatement and fertilizing and regular attention, the bark under the play structure needs immediate refilling and cleaning, the picnic area is dirty. The park attracts drug dealers on a regular basis and it's not what a



	neighborhood park should be. Please address this!!
664	911 response time
667	As Tracy continues to rebound from the economic downturn of the previous decade, first our attention and funds should increasingly be devoted to repairing and maintaining the infrastructure already in place that we've invested so much in - landscaping, lighting, streetscape, roadways,& water & sewage; and then towards new amenities. We should build a new library, and a multi-gen recreational facility, places that will benefit all ages of the Tracy community young and old.
668	Would really like to finish (quickly) the projects that have already started. Legacy Fields needs to be up and running ASAP. There should not be any reason to fight for space for our children to play.
669	Anti-drug programs such as DARE, need to be 100% community supported through the city adopting and implementing a city wide ordinance calling for zero child exposure allowances. Children are protected at schools, parks, in stores, restaurants, but not when walking or riding their bike to school, playing in their yards, and other places children should be safe from smoking. Smoking of tobacco products, marijuana smoke, or other drugs should be restricted to inside adult only businesses or inside the smoker's homes where the smoke can not escape and expose a child against the child & child's parent will. No one should be exposed and forced to take in anyway drugs or alcohol against their will, especially children, babies, and pregnant women. There should be a city ordinance protecting people from exposure to drugs including tobacco smoke. There should be a fine that grows with each exposure for exposing others against their will to these toxic nuisances. Citizens, especially kids of Tracy should have the right to fresh air and not to ingest drugs other's choose to do. We should have the right and support of the city of Tracy to just say, NO!
671	There is nothing to do in Tracy
673	Safer, cleaner, more job recruiting, family friendly place to live.
676	I really don't think the Gangs of Tracey should be our main concern. We ought to be looking after our elderly, paying attention to our youth, and improving our efforts to save the planet.
677	It should be going to improve our city, not increase in employee income or pensions and benefits.
680	Build a fence around each park and lock it at dusk. Address the homeless and panhandling problem. Hire more facility attendants, Police Officers, Firefighters and Code Enforcement Officers.
682	Our roads are terrible and getting worse all the time. We need to take care of this as it is costly to the citizens to repair their cars due to these problems
683	Police and Fire Protection Code Enforcement
684	Finishing legacy fields, so that it may include at the very least restrooms, and generate a revenue for the city. Work on decreasing high traffic areas on residential streets to that my children may play in front of our home.
685	Completing Legacy Fields, bleachers , bathrooms and snack bar are a priority !
688	We really need to upgrade our Library. We need to ensure we have clean drinking water supply and storage, frequent sewage and trash disposal maintenance, prompt graffiti cleanup, road repairs.
689	Community center with classes for all age groups. Aquatics center.
691	I love taking my 5 year old to El Pescadero park. I do call police for a drive through every once in a while. Id like more slkate parks and bike parks...the cooexist and can be used by all ages. Give a 5 year old a bike and some hills and valleys and their set for all day!
693	landscaping and sidewalks.
694	STREETS PARKS POLICE
696	Measure V funds should be used to address deficits in the Tracy community. Tracy is lacking in terms of the quality and variety of dining, cultural activities, & youth & senior activities. Tracy also needs to proactively address its aging infrastructure - in particular water & sewer lines, roads, and public use facilities.
701	An agricultural theme park with walking and bike trails.
702	More senior services Increased residential neighborhood landscaping Make downtown a nicer place A better library increased police patrols to deter home break-ins



	Social services for GLBT population
703	Money should not go primarily to police and firefighters as we have done this many times over the past several years. Money should go primarily to the citizens to improve their daily lives.
705	City services need to be considered first to maintain a adequate and consistent level of service. Amenities should be prioritized according to which amenities provide the benefits to the largest population base.
707	Fire department response first before AMR or whatever ambulance service the city has chosen.
710	Try CLEANING the damn streets. And all of them not just a select group. The road surfaces are atrocious. Most railway crossings could be much smoother. Locate trash receptacles near benches (if you're going to empty them). Speaking of benches, why not position them set back so that user's feet are not extended onto the walkway.
711	Need more food places like Sizzlers
712	Setting up a meaningful fund or program to pay down the liability to CalPERS. It's not going away! Striving for meaningful productivity from staff - not adding new numbers to staff levels - and not engaging in salary bidding wars for staff members.
715	Park, media, common area landscaping rehabilitation!!! Repair Roads!!!
716	There are so many parks in Tracy, which is great, but there is only one dog ark - which is not. Every weekend, we leave Tracy to go to the dog park in Dublin, and we spend our money there. It would be nice to have a really nice dog park in town. It would save us on gas money and it would keep our purchasing dollars in Tracy.
717	Consider supporting the Sister City Cultural Exchanges for youth and adults.
718	cultural diversity programs
719	Improve landscaping regardless of current district funding. Build a dog park in southern part of town. Increase funding for traffic enforcement and code enforcement.
720	I think it's important to use the funds to fix roads that may have many potholes or cracks. I'd like to see an upgraded library, with newer computers to help those in the community that may not have computer or internet access anywhere else. Expanded recycling and green initiatives would be nice as well; there is so much more than can be recycled that's being missed out on. I'm sure homeless, youth, and senior programs could probably use additional funding.
723	new library,NOT for Legacy Fields or an Aquatics Center
724	Tracy needs a safe/happy outdoor gathering location for all ages. A special location where on a Sunday afternoon all can enjoy a walk, music, eats, ice cream,and such. Other cities have a wharf or a pier as the focal point, but Tracy has none. Maybe we could emulate older countries where the center would be "La Plaza". We could make this a place to be proud of and be a part of our city identity!
726	The areas that are demanded most by the community.
732	Money is betwtr spent on community projects that engage the public. Creating new jobs and attracting mew businesses.
733	I think they are covered in previous page.
734	It's important that we retain funding for our police/fire/emergency services, but we can't keep taxing our citizens. Please use the measure v funding wisely and keep our city funded with what it needs. My specific neighborhood voted in an extra property tax to keep our greenbelt clean, healthy, cared for and then the city was hit with budget cuts; therefore, there went the property tax increase. We're lucky if we get our greenbelt mowed once every two to three weeks, nothing more is done than that. We need to attract other businesses than distribution; not everyone is cut out to work in manufacturing or distribution. If the city feels that a four year university is required to bring other types of businesses, then maybe that should be looked at.
735	Cleaning of trash and the maintenance of landscaping of subdivision commons. Maintenance and trimming of the city trees planted in subdivisions. Homeless population is growing and is moving into residential areas. Rodents (rats) are out of control. Theft and other petty crimes has increased dramatically. Traffic has become congested and will continue to get worse as new developments are built. Need to attract new business and to keep existing businesses in Tracy.
737	Make our city look nice. Maintain the street landscaping
739	Sister City Exchange Program

Field summary for C2

Other comments:

Answer	Count	Percentage
Answer	137	18.82%
No answer	382	52.47%
Not completed or Not displayed	209	28.71%

ID	Response
7	Why mention the Animal Shelter? It's already been replaced. Legacy Fields is taking too much money from the City coffers.
21	11th St continues to be used as an express way by commuters and is a big reason as to why the downtown area continues to suffer. Use Livermore as an example, make the entire downtown area more family friendly by diverting traffic (In Tracy's case divert traffic to Grantline) and expanding walkways and patio areas in the downtown area. 11th St. needs to condense down to 2 lanes and make it more pedestrian friendly. Call me if you would like to talk more in depth 925-784-3877
30	This Mayor, council and City Manager seem to be on the right path with the 5 point plan. I'd like to see the plan implemented with minimal road blocks. Exercise the voice of the people and get things done yesterday.
31	Turn the airport fuel services over to the local FBO. Get sewage lines and water lines out to the airport. Add another full time employee to the airport for maintenance and upkeep of the airport grounds. Hire an airport manager that has actual airport managing skills. Fix the PAPIs. Install an AWOS-3 system. Install wash racks. Build corporate hangars and a restaurant at the airport. Extend some form of public transit to the airport.
53	There is a growing gap in the PERS funding for pensions which should inform hiring practices.
54	The many of Tracy's community mailboxes have been broken into ... Please do something to insure our mail and identities are not stolen. Also, it's taking them 3 to 5 weeks to get them fix, in the mean time resident have to go to the post office and stand in a long line to pick up our mail.
62	I know it is not a crime to be homeless, however, littering, loitering, camping, and aggressive pan-handling are an issue. I also noticed many suspicious middle aged seemingly homeless men on bicycles that seem to be almost an organized group. I've heard that such groups in Manteca are theft rings.
63	Downtown!
66	Proactive policing should be boosted up about the city. Target rough neighborhoods, gets some badges out there mingling with their citizens and observe. Easier said then done I'm sure.
81	We also need to attract better entertainment to Tracy. We have a wonderful theater--we just need good entertainment there.
85	Measure V should not be used for salaries and pension benefits. That is not why the voters approved it - they did so based on seeing those funds put back into the community in much more tangible and utilitarian projects.
88	A community center along with senior activities could even be connected to building with aquatics center
99	It is up to the city to protect your residents and their property values to keep that train from being a two story eye sore through the center of our town.
103	Should not be used to bail the council out in dealing with budget issues or more employees. This should be done with normal budgeting.
105	Get rid of the homeless people, an embarrassment to the community, one on every corner. Send them to Stockton. If the City can't or won't deal with Long John Silvers, let the citizens know who to contact and maybe they have the power. Welcome to Tracy and see this eyesore that has been there for how many years now??? Way too long!!
106	
114	For the improvement of side walks and roads. Perhaps consider a way to integrate the small pockets of unincorporated residential areas that are adjacent to, or surrounded by the city. Those homeowners will not vote to join the city so long as the city would encumber them with the costs of sidewalks, sewers and city water. But if the city could shoulder that cost, those areas could be integrated and the



roads / sidewalks brought up to city standards. The narrowing of Corral Hollow and Valpico in those County areas are a bottleneck to traffic, and could use an upgrade in appearance. The residents consider themselves part of Tracy, but aren't legally.

- 127 Your city water kavanaugh Street drainage pipes under the 205 hwy right into my yard here on Clover Rd.which floods up to my front porch, back porch. Would be nice of you all to figure out a more appropriate direction for your rain water to travel, instead of into the properties who are burden by flood here in the county by your city water.
- 129 There needs to be something done so much theft going on in this city and the homeless starting to come more from other cities and they litter and some are aggressive.
- 136 Thank you to Tracy Press FB page for informing us about this.
- 137 Stop catering to the freeway and Northern residents, help develop business in south Tracy!
- 150 I went to the city council meeting with pictures of "blight" in my area that is city controlled over 6 months ago and NOTHING has been done about it. Nothing. The broken bench bus bench has still not been repaired, the weeds are still growing, and we have two dead trees in the medium in front of my house. Yes city maintenance is where Measure V should be partly allocated.
- 152 Dont support and/or pander to the local developers as was done in the 1990's. Follow the people, not the money.
- 157 This town is backward and blind. New houses are being built all around and our City Council and our Mayor seem to believe that jobs for all these new families are just going to magically appear. We need public officials who will go the extra mile to attract t businesses to this community that can support the new and much larger homes.
- 158 I would also like to see massive road expansion on 205 getting in and out of Tracy on 205 is a nightmare! If there were more high tech businesses that pay silicon valley salaries in Tracy, it would greatly improve traffic
- 163 Work on fixing building on central make Tracy more inviting. Talked to to many family that leave town to eat and shop due to not a lot of business and foot places open after normal business hours.
- 169 We need higher end shopping centers life Whole Foods and Trader Joe's. These buisnesses would thrive in Tracy.
- 173 Don't waste money on sports fields and senior centers, facilities are not the issue, have more community events festivals , film screenings , farmers markets , etc all year round that's what's makes a small town special not some new baseball field or pool a few people use when it's hot
- 174 The city should support out schools and teachers and look into the school board and superintendent!! Tracy schools can attract or detract new residents
- 175 Finish roads. Scholty project way too long. Also why approve all the new warehouse buildings if you don't add more lanes or fix the ones that are deteriorating with all the big rig traffic
- 181 More entertainment like a David busters
- 183 Would like to see the city take more responsibility in citing homes with many junk cars parked in their front yards and in the strip's of land between houses. A neighbor has 8 cars, 4 in a driveway that holds 2 cars, car in front of my house on Jack's, missing tires, for weeks now! All other cars usually in front of blocking my address drive way. Never parking in front of their own home or their side street to their house. They use our access driveway to haul their garbage cans to the curb that block my access driveway. They can't use their own driveway because of too many non running cars. They sleep all day and party all night. More city patrols to cite these unruly residents, please.
- 188 I have been a resident here for 20 years and this town has always held such promise for what it could become. Unfortunately, that is all we ever seem to have - promise. I would like to see some actual movement toward becoming a grown-up city. Make our town a place where people want to spend their time and money. Bring in businesses, bring in retail, bring restaurants, develop entertainment. Please don't make us wait another 20 years on the hope that Tracy will someday fulfill the promise we have shown for so long.
- 195 Please restore Kellog park in Elissagaray Ranch.
We pay so much in property tax (higher than others in town) and our park is sad and broken. It should be restored to the true gem of the city.
- 205 Need more city officers to cite home owners with multiple cars on lawns, on patches between houses. Environmental hazards can happen from oil leaks, gas leaks, rains that carry the pollutants to the drains.
- 209 Tracy needs trails for running and biking. You put a bike route in and people run in the bike lane. You go to Livermore or Stockton and there are trails everywhere out of the traffic areas. We have nothing like the trails offered elsewhere.
- 215 I do not like the items to rank earlier in this survey. The lists to rank included some items that I would not include, even as a low priority, such as "marketing", community signage,



	etc.
232	Stop incessant building in Tracy. Preserve the farmland and open spaces.
233	The plan should have been in place prior to the tax being on the ballot.
243	The city council needs to work harmoniously to make Tracy a place where its residents want to stay. In the past year my neighbors have left to be closer to their jobs and less savory elements have replaced them. It is so sad to see so many neighborhoods declining.
244	Measure V should be used exclusively to fund new amenities and programs not existing amenities/programs
247	Measure V should be used exclusively to fund new amenities and programs not existing amenities/programs.
260	Next is family entertainment
266	Our city is in desperate need of LOW INCOME housing. We have a beautiful new apartment complex by winco, but the prices are ridiculous. I have had 3 friends want to relocate to Tracy, but be unable to due to the lack of low income housing, partnered with the lack of high paying jobs in our city.
270	REPEAL MEASURE V
	SIC SEMPER TYRANNIS
271	The city should add staff to the Grand Theatre Center for the Arts. No where in the above survey was that an option. Creating more opportunities to enrich young and old should be a top priority.
282	This survey will likely carry little statistical relevance. I can take it as many times as I want, there's no engineered randomness to who is presented with the survey, and the options are limited and grouped in such a way that the results will no doubt be skewed. The results will not be an accurate representation of public opinion, but will no doubt be represented as such to further political ends. If this is to be taken seriously, publish the survey's methodology and report margin of error with the results.
290	I'm not yong nor old but one thing I do see a lot is lots of money being use in the side effects of not paying attesion and investing in education, prevention. Invest in educatio and less money will be spent in forgiveness. Let's teach what's important. Education, values, work ethics, leadership, finance, how to prevent,....
303	I really like Tracy but there is still a lot of work to be done. We really need to be attracting more high-tech jobs to the area so we don't have so many commuters driving to the South Bay. It is frustrating to see so many warehouse jobs available but nothing in the high-tech field. I feel as though we only have giant warehouses being built in this town. We also have a ton of new family is in this town and it would be nice if there were more places for families to take their children to be entertained on the weekends instead of having to drive to surrounding cities such as Stockton, Modesto, and Pleasanton. It would be nice to be able to spend the money in our own town. I always try to support our local businesses. I wish we had better stores in the mall as well. Modesto's Vintage Faire Mall is always extremely busy. It would be nice to see the same thing at our West Valley Mall.
306	EX: Lamers Road-So. of Kimball High Kids walk within inches of cars going 50 miles per hour. Every day we wait out kids are at risk. We can't afford to wait!!! The City, County and School are aware of the danger but still allow exposure to this hazard.
310	If Tracy Tritions has been around for 55 years, why hasn't the city build them a competition style pool for them to use and compete in. And why is so difficult to get it built. Dublin is doing it, no problem.
313	There still aren't enough businesses serving southeast Tracy. Many of these residents must drive across town to do their shopping. The intersection at Valpico and Corral Hollow is getting worse & needs to be addressed soon.
314	Please address homelessness and blight.
315	Added features that are being discussed need to be put second after existing infrastructure repairs and upgrades are completed not before. New features being considered need to be looked at for upkeep costs when deciding.
324	Too many options to rank in each category. Plus, the boxes kept moving and my ranks kept getting renumbered. That can end up giving false information for those who don't go back through and reshuffle. I'd rather chosen the top 5 per category as I think others have no weight verses a lessor weight in ranking.
326	Facilitate city services to be fair and consistent when it comes to dealing with the public.
333	Those against Measure V argued that the city has enough money and didn't need another Measure like E. So be it.
338	Would like to see more business and restaurants on the south end of Tracy, Valpico area. There's just too much of everything still going on in the Naglee area. Tracy is growing and



	we have to spread the wealth to other parts of the city. Better access to hwy 5 and hwy .580
352	Trader Joes, Whole Foods or Sprouts! Lots of people travel to Dublin to do their shopping.
355	It would help the prioritization of services, facilities, etc. if there was some indication of associated costs for each item.
357	City leadership should be more willing, helpful and interested in working with the community that pays their wages!!!
362	Is the City of Tracy above the law and tax collection is more of a priority than the safety and security of its residents.
366	Thank you for the opportunity to give my opinion. I look forward to Tracy becoming a better and better place to live.
367	Funding existing programs like police, roads and maintenance should be funded through the general fund and not temporary tax ballots
378	City staff should be reevaluated and should have income comparable to the average middle class citizens of Tracy. There is no reason for them to have above and beyond when they don't do their jobs.
385	We need to support our kids specifically summer programs i.e. swim teams etc.
391	No salaries should be used with this money.
393	I would like to see a New Senior Center. Bring back Barnes & Noble or expand and update public library.
410	Would love a Trader Joe's grocery store so we don't have to spend our \$\$\$ in Livermore, also improve our variety of restaurants here, so we don't have to go outside Tracy. Currently seniors are turned away from services on a regular basis. Facility is inadequate for population. Too small, not proper for specific uses. Some of the choices seem heavily weighted for public safety only and is for seniors. Survey seems to "direct" choices to public safety. Ex. pg.4- 1st choices are public safety!
411	Actually let the seniors have the existing community center and build a bigger better community center with better parking and more space- weekend rentals of these buildings would be a good constant revenue. temporary funds should not be used for salaries- i.e. "we want more personnel in fore and police but we should use this money for more fire trucks or upgrading facilities."
412	Code enforcement and clean up of the blighted areas of our town.
420	And another dog park, and trails to take hikes.
433	your wasting time,resources and money on Legacy Field and on an aquatic center when your focus should be more on getting better paying jobs in town so that we don't all have to commute to the bayarea to work.
436	New Phone # where people can call when City Hall is Close (24 hrs. number)
440	I trust the city is paying close attention to our protection (Police, Fire, EMT..) services as we look to the future (tomorrow & beyond) so that our developmental goals walk in tandem with the needs to support the vision. I also trust the city is carefully considering the broad scope infrastructure requirements of the next 20-50 years as Tracy develops and matures and we are employing the proper 3rd parties to analyze, evaluate & prioritize the area needs rather than relying on the court of public opinion.
441	The Tracy loves kids idea was awesome and a great way to build community. With so many commuters, the more we can do to help families feel like they are part of the community they live in, the better.
444	The empty lots where buildings have been demolished need to be addressed. Cyclone fences and weeds along 11th. The "Historical " District is slowly being destroyed.
451	Thank you for letting us participate!
453	We have many great dining options now and need to focus on giving our residents a variety of options of things to do in town. Today they travel to Dublin, Stockton, Modesto, etc. and spend their money on entertainment there. This is truly what is keeping us from being ahead of every other city around us.
457	Safety in the city homelessness, gang suppression, should be top priority.
460	I believe in Tracy!
466	Now.
474	I believe that tracy can be a great city. Our elected officials need to think about how do we make tracy a desirable place to live. I hope our council will be able to shake the label as tracy being a bedroom community. We should be a city where people want to live and work here. Build parks, green belts and trails. Build aquatic centers and sporting fields that bring in people from all over. Look at pleasanton and their sport parks. Why reinvent the wheel. Look at what easy bay cities are doing. Stop wasting the money on building schools and fancy city buildings. Also, the maintenance on our landscaping is rediculous. How can we be a nice city when nobody has cut our grass and trim the bushes. Come on! We are Tracy and start thinking inside the triangle!



477	Maybe recruiting family oriented business to come here and restaurants to help generate ongoing \$\$\$ plus utilize Code Enforcement more in older part of town to get funds going while cleaning up area.
478	We need to build more amenities that will keep residents \$ in Tracy.
497	We need to find a way to communicate with more of the citizens whether it's on Facebook or I'm not sure since we only get the Tracy Press once a week and not everybody reads it the last survey that you sent out came right before the holidays I believe that's why you did not get that large of a response
505	I love living in this city but it would be nice to see it concerned about existing areas.
517	For public transportation, let's get creative for Bay Area commuters
520	I love tracy and hate to drive to cities for family activites.
531	Attract quality retailers to the mall to keep dollars in Tracy. Do something about the derelict buildings especially those along routes into the city. Long John Silver's is long gone, but the boarded up building is right there at the Central Tracy exit.
535	What about the Mall? Bring in some quality stores, it would be nice to shop in town at the mall, instead of going to Pleasanton. Consider expanding it or adding a second level. this would attract better stores.
539	I simply cannot believe the measure V passed in the first place ! SURE ! Do I really want to pay more taxes ! Get Serious !
544	Take a look at dublin, pleasanton, San ramon and now even livermore, we are behind on providing for the residence of tracy. Please take away those ugly banners and flags you see on the car lots on grantline, have them update their look.
546	Aquatic play structure
548	We NEED to bring jobs and businesses to Tracy if we want to comfortably expand our city.
557	We need to clean up the area - graffiti and crime so that groups are excited to come here for things. This will help our overall life here in TRacy.
568	NO affordable housing since this causes increase in crimes.
570	We need a Trader Joe's. Please?
572	Thanks for all you guys do! The chief is great and all the officers I have personally met are doing a great job. It is a hard and thankless task. Thanks for the training you take as well as the risks. (Maggie Willis)
576	I think its a great idea to supply city staff with tools(funds) to negotiate with businesses we are seeking to attract. The sweetening the deal for highly sought out organizations benefits the city in the long run. As a city with a bad rep for business relations and attraction, we need to be more mindful about being so focused on regulations with less focused on accommodations. Let staff do their jobs and let businesses run their business. Guidelines to maintain structure and progression and micro management are 2 different things, and people react to how they are treated (value vs undervalue).
578	Tracy is becoming expensive when it comes to housing and I don't see why because Tracy is boring. there is nothing fun to do here and developers are already charging extreme amounts for rent in apartments that are almost more expensive than Los Angeles, where you have 1 million things to do. Tracy's not gonna move up if we keep charging so much friend and not actually offering enough amenities for the citizens that live here. People work across the Altamonte because it's for the better paying jobs and they were a lot more stuff to be entertained with concert places night clubs things that use for people actually want to do. Maybe spend some time attracting things that people actually want to do
592	Need to hold meetings like the measure V one later in the evening to allow folks to get home. Instead of using consultants info could be put into water bills so that you are targeting a better percentage of the folks who live in Tracy. Let's finish what we have started Legacy Fields, Animal Shelter)before we move on to new projects.
594	youth program could be merge with the homeless outreach, they could help each other out. WE NEED A PUBLIC TRACK FOR RUNNING WITHOUT FEELING LIKE WE ARE GONNA GET RUN OVER ON THE STREETS WITHOUT SIDEWALKS. street bikes"10 speeds" need a brake light, blinkers to be on the road with the cars as well as obeying the traffic laws. they always run the stop signs and red lights. please get rid of all the hair salons downtown and add more restaurants and family friendly attractions as well as after hour night life. add stores on linne rd such as Lowes or homedepot as well as more stores, high school.
603	Great job so far on Legacy Fields, hope the project gets finished up, I have a 5 year old



	and 8 year old playing baseball out there and the place is awesome!
604	Also the one public pool is way to small for Tracy. Tracy could use a large aquatic center with aquatic programs for youth, adults and seniors.
610	Bike trails that don't include vehicle traffic
615	Rebuild the road on south Tracy blvd between Linne Rd and the Tracy water facility.
617	add a citizen oversight board to oversee Measure V funds and expenditures. Annual report to citizens.
618	Need to have places in town where adults can go and dance and have fun - downtown would be great.
622	I lived in Tracy in 1999 and I remember that they had a group of volunteers that would patrol the area to prevent graffiti and theft. Tracy was really charming. I know that the world has changed, however I don't feel that we should give up on our town.
	Tra
625	Or a community garden with different activities aimed at different groups like youth gardening or senior gardening etc.
632	Seniors are most interested in how this Measure V money will be spent and we will be paying close attention to your decisions.
636	n/a
637	I would like to see the City Council budget funds to support the Sister City Assoc of Tracy to continue the 8th grade exchange program.
647	There are many up and coming millennials graduating from college. If you can establish incentives/ assistance for this demographic. Keeping this up and coming age group will best serve Tracy in the long run. The need for reasonable housing, well paying jobs, and investment back into the city by this group.
648	We a chick filA don't you say! Attract new business back here lost our outlets shopping!
653	Ultimately I would like to see the support for new businesses and enhancement efforts for down town. Along with the supporting infrastructure and development to invite/promote the growth of these efforts. There is almost nothing to do in this town other than go to the dying mall we have or the movies. If we want to retain residency and encourage people to support local businesses there needs to be an effort to effectively communicate and invite the people to invest in their community.
669	I would love to see more high paying jobs locally. Families are having a hard time living here. We need Tech jobs over \$80k annually. My husband makes \$118, 000 and can't find a tech support supervisor job here for more than \$60,000. It's hard for us to stay. We need a full University Campus including dorms for Notre Dame with a big tech/sciences department to support and connect the Valleys.
676	Recycling should be far more of a priority, as well as animal protection. The charge on plastic bags is already a huge improvement - more in this direction wouldn't go amiss.
680	Improve Central Avenue in Downtown and add more restaurants and Starbucks. Add new stores; Trader Joe's, Whole Foods.
682	We need to have a city council who can work together for the people of the city. They are too dissdfunctional and do not get the important itmes done. This has been going on for a # of years
683	Slow growth until traffic congestion can be improved.
688	Retail/Restaurant Request: please expand Macy's (more shoes and clothing), want Red Lobster (or seafood restaurant)
689	No more parks needed.
691	Thank you for listening. I heard you have plans for this!
695	calpers MUST be included in spending as calpers has increased.
696	This new revenue should NOT be used to further increase public safety or executive management compensation which is already extremely generous.
705	Downtown parking is atrocious and some form of parking enforcement should be considered within the police department
712	I am skeptical that this survey will reflect what the general public would do with the funds unless they were well educated on the situation and options. City needs to take a conservative approach to spending especially with CalPERS debt looming.
720	Whatever ultimately gets funded with the Measure V funds, I hope that the City endeavors to use the funds wisely to make the biggest impact on our community and continue to make this a great city to live in (and working in wouldn't be bad either).
723	We don't need an large Aquatics Center. If swim clubs want one they should build it themselves.
724	Tracy needs a safe/happy outdoor gathering location for all ages. A special location where on a Sunday afternoon all can enjoy a walk, music, eats, ice cream,and such. Other cities



	have a wharf or a pier as the focal point, but Tracy has none. Maybe we could emulate older countries where the center would be "La Plaza". We could make this a place to be proud of and be a part of our city identity!
726	None.
732	Removing the ban on medical marijuana growing per city ordinance. Allowing businesses to grow and be taxed creating new tax revenue for the city. We are behind the times, and should be more progressive concerning marijuana it offers many tax revenue options and is now legal in the state. Marijuana is not going anywhere. The city can either profit from it or be left behind.
733	Thank you
734	This city has the same potential that Pleasanton or Livermore had in their time. They now are thriving cities, with booming downtowns that continue to thrive. We are only 20 miles to Livermore and most people in the Bay Area think we are hours into farmland, which is simply not true. Let's change that perception and work to become a go-to city. I bought my house close to downtown twenty years ago because I felt that there was so much potential and so many improvements have already been made; it's just slow moving improvements. Thanks to the city, though, for all the hard work - there is still much to do!
736	biggest issue is the CALPERS funding

MEASURE V MAJOR AMENITY PROJECT HISTORY

Legacy Fields Historical Overview

1989

- Tracy first contemplates Sports Park at Chrisman Road property.

2006

- City Council authorizes the purchase of 200 acre property (Antenna Farm) from the Federal Government for \$950,000. Feds approve plans for Sports Park.

2007

- Plans for Sports Park at Antenna Farm were halted over health and safety concerns.

2008

- City Council votes in favor of locating sports complex in north Tracy on 1,200 acres of City-owned land (current location known as Legacy Fields).
- Holly Sugar Youth Sports Complex Conceptual Design Approved.
- The City collaborated with various youth sports leagues to explore ways to facilitate the construction sports fields given growing demand. During those discussions, the participating sports leagues determined that by entering into a fair market lease arrangement with the City, they could expedite the development of the fields.
- The City agreed to make several infrastructure improvements, including the design of the entire site, creation of comprehensive specifications, infrastructure construction, and grading while the leagues build and maintain the sports fields.

2010

- Nolte Associates, Inc. selected as design consultant for Phase 1A project.

2011

- Lease agreements approved for Tracy Babe Ruth (TBR), Tracy Futbol Club (TFC), Tracy Little League (TLL) and Tracy Youth Soccer League (TYSL) for construction and maintenance of sports fields.

2012

- De Silva Gates Construction awarded construction contract for Phase 1A (earthwork, utilities, drainage, gravel parking lots and road construction).
- Holly Sugar Youth Sports Complex Ground Breaking.
- City Council approves lease agreements for TBR, TFC, TLL, & TYSL.
- Parks & Community Services Commission forms subcommittee for naming youth sports fields.

2013

- Facility officially named Legacy Fields Sports Complex.
- Phase 1A construction project complete, total cost \$11.3 million.
- The leagues now gained access to the site and could begin constructing the fields. Per the lease agreement, the leagues have five years (until December 2018) to construct the fields to a minimal standard “suitable” for league play; however, the fields must be constructed to City standards and specifications within fifteen years, or by December 2028. The leagues could maintain the fields at the minimum standard between the years 2018-2028 until they raise enough funds to complete the fields to the required standards. Once built, the leagues would have twenty sports fields (twelve baseball fields and eight soccer fields).

2014

- TLL Ground Breaking Ceremony for the construction of two ballfields (TLL raised \$250,000 to construct fields).

2015

- Project redefined from a Public-Private Partnership to a City built and operated facility.
- TBR, TYSL and TFC all terminate lease agreements and hand over construction and maintenance of fields to City of Tracy.
- TLL continues to operate and maintain their two fields but agrees to amend their lease agreement to allow the City to build 3 fields.
- Verde Design, Inc selected as design consultant to prepare construction documents for 16 sports fields (8 ballfields & 8 soccer fields), at a not to exceed amount of \$149,818 (Resolution #2015-088) McGuire & Hester awarded construction contract for Phase 1B (7 ballfields & 8 soccer fields) in the amount of \$5,126,655 (Resolution #2015-169).

2016

- TLL lease agreement approved for TLL to begin operating, programming and maintaining three (3) City ballfields.
- Ribbon Cutting Ceremony to celebrate Legacy Fields.

2017

- Phase 1B construction project complete (\$5.2 million).

2018

- Verde Design, Inc. contracted to prepare construction documents to complete planning & design of Phase 1.
 - \$1.8 million from Measure V funding (Resolution #2018-043)
- Goodland Landscape Construction, Inc. awarded construction contract for Phase 1C (one ballfield, restroom/concessions, fencing, and maintenance yard).
 - \$3.3 million from Measure V funding (Resolution #2018-044)

2019

- City Council authorizes the purchase of sports field lighting equipment and shade structures for Phase 1D project.
- GoodLand Landscape Construction, Inc. awarded construction contract for Phase 1D (sports field lighting installation, security cameras, plaza spaces, shade structure installation, and landscaping).
 - \$4.9 million in Measure V funding (Resolution #2018-146).
- Phase 1C construction project complete; total cost of \$6,321,926.
- TLL and the City began discussions on addressing issues of operating and maintaining the eastern ballfields. It was agreed upon that the current model for operating this portion of the complex was not successfully working for both parties. Both parties negotiated a settlement and release agreement that was summarized as follows:
 - Term will begin July 15, 2019 and expire on December 31, 2024
 - All previous lease agreements will be terminated effective July 15, 2019
 - Starting the 2020 season, TLL shall pay a reduced rate of 50% of the current premium sports field rate for the eastern ballfields for a maximum of five years
 - Agreement will terminate in the event the City invests at least \$1.3M in capital improvements at the eastern ball fields
 - TLL will be designated as the sole Priority User of the eastern ballfields, as long as they comply with the City's Sports Field Reservation Handbook policies and are a user in good standing
- City takes over responsibility to complete construction, maintenance and operations of the Little League fields (now known as Eastern Ball Fields).
- Council approves swap of Open Space land between Antenna Field and Legacy Fields; General Fund purchases 302 acres of land from Wastewater Fund.
 - \$1.8 million in Measure V funding (Resolution #2019-104).

2020

- Phase 1D construction project complete (\$8,794,046).

Aquatics Center Historical Overview

2005

- Tracy Tomorrow and Beyond, a focus group comprised of community members, staff and elected leaders, begin to advocate for an aquatic center.

2007

- Agreement approved between City & Tracy Unified School District (TUSD) for 52-meter competition swimming pool at West High; City contributes 25% of construction costs (\$1.8 million).

2008

- Surland Development Agreement (DA) approved for Ellis Specific Plan area. Includes first conceptualization of the Tracy Swim Center located at Ellis. (DA is set aside due to litigation). Developer responsible for dedicating 16-acres and \$10 million for swim center.

2009

- City Council approved closing Joe Wilson Pool due to structural budget deficit.

2010

- City Council directed staff to procure services for design and construction documents for Community Swim Center.
- Preliminary design of Aquatics Center approved by Council.
- RJM Design Group contracted to complete design and construction documents.

2011

- City Council approves new designs of additive features to Aquatics Center.
- Design and construction of Aquatic Center put on hold due to a lack of funding.

2012

- Council workshop on Growth Management Ordinance and Aquatics Funding and Feasibility. Staff directed to look at public-private partnership for Aquatics Center.

2013

- Amended and Restated DA with Surland approved by City Council.
- Council directed staff to begin negotiations with Wild Rivers and Surland to develop and operate an aquatics center in the community.

2014

- Council directed staff to enter into an Exclusive Negotiation Rights Agreement (ENRA) with Wild Rivers for development to Public-Private Aquatics Center at Ellis.
- TUSD terminated pool Facility Use Agreement with City for 52-meter competition pool at West High; refunded City contributions (\$1.5 million).
- Staff and consultant conducted a public workshop to receive community feedback on the preliminary pool design options.
- Wild Rivers does not move forward in Tracy due to lack of private funding.
- Council direction to:
 1. Proceed with reconstruction of Joe Wilson Pool;
 2. Begin the community outreach process on the Aquatics Center, and
 3. Look at the broader vision of the community's needs and how to pay for them.

2015

- Construction contract awarded for Joe Wilson Pool renovation project.

2016

- Joe Wilson Pool reopens to the public.
- Council directed staff to negotiate a DA Amendment with Surland.

2017

- Council approves specific list of conceptual elements for the proposed Aquatics Center; commits \$30 million from Measure V to Aquatics Center plus \$10 million from developer.
- Council authorized staff to negotiate additional terms in Surland's DA including having Surland construct the Aquatics Center project.
- Presentation by Surland to Council regarding location of project and preferred build out scenario. Council confirmed, by motion, that the project shall be built at Ellis, and Option 1C (\$41.5 million) is the desired build out scenario. Council indicated strong support for non-subsidized facility.

2018

- Council introduced Ordinance amending DA with Surland ("Second Amendment to Surland's DA"). Among other things, increases City's Measure V contribution to \$44 million plus \$10 million from developer; developer's outstanding \$8 million payment for Aquatics Center shall be satisfied by providing \$8 million of design and construction services for the project.
- Surland's consultants to prepare design and construction documents with input from staff.
- Tracy Aquatic Park Launch Party hosted by Surland.

2019

- Developer presents various Aquatics Center Conceptual Plans. Council directs Developer to create a maximum budget of \$65 million which included: City contribution of \$55 million and \$10 million Developer contribution.
 - \$55 million in Measure V (Resolution #2019-232)

2020

- Aquatics Center Final Conceptual Plan approved (Resolution 2020-154) with not to exceed budget of \$65 million including contingency and soft costs.
- Council directs Developer and staff to return with a phasing plan.
- City served with judgement in *Mitracos v. City of Tracy et al.* Trial court ordered City and Surland to stop implementing the Second Amendment to Surland's DA, which included Surland's design work.
- October 20, 2020 Council received Update on Aquatic Center.

2021

- City files Notice of Appeal in *Mitracos v. City of Tracy, et al.* on January 15, 2021 thereby staying the trial court's ruling. The Second Amendment to Surland's DA is now in effect and can be implemented during the appeal.

Multi-Generational Recreation Center Historical Overview

2013

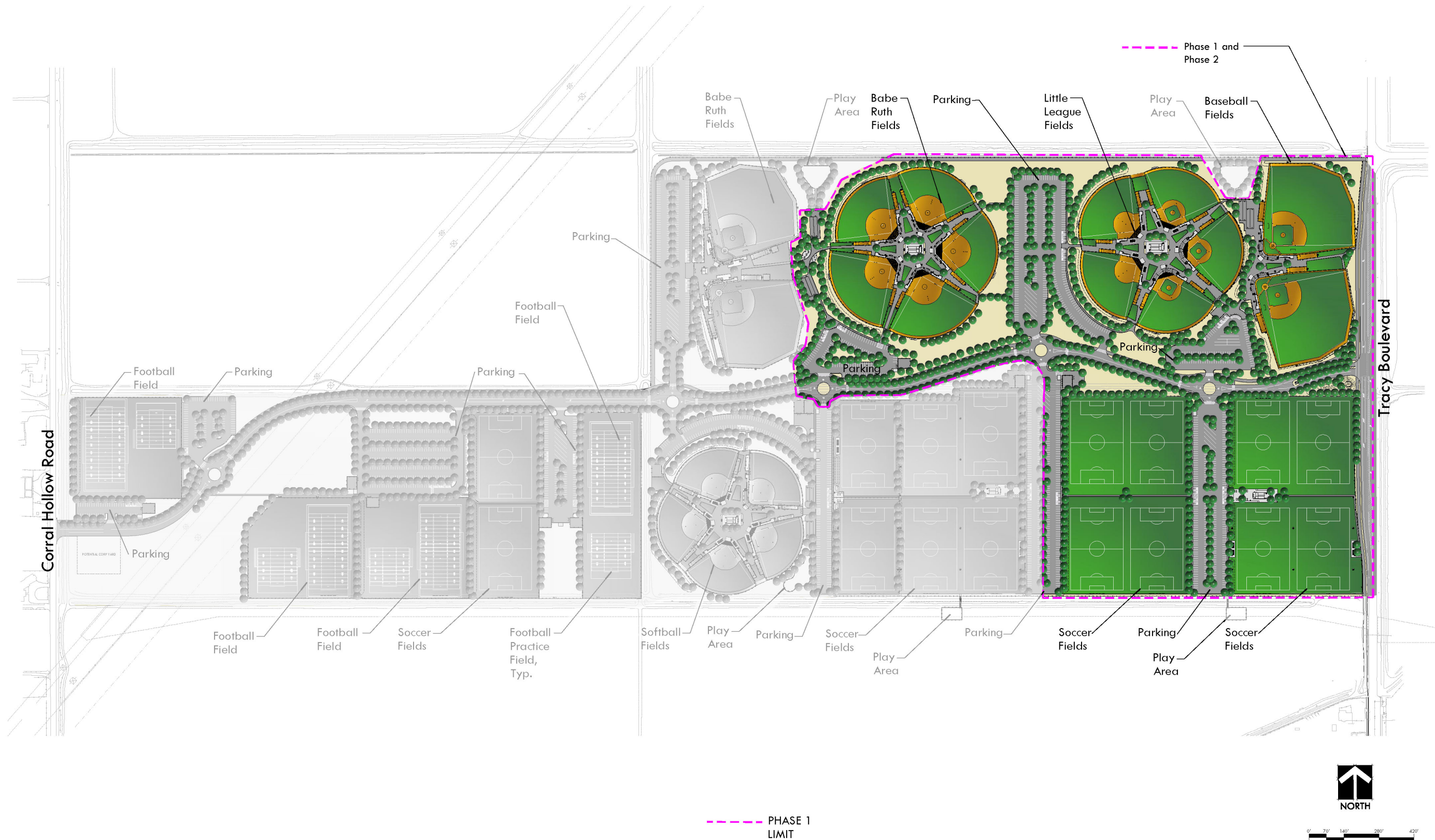
- Parks Master Plan (New Developments) identifies the need for new multi-purpose indoor recreation center and gymnasium of approximately 45,000 square feet that includes space for all ages. Also recommends a consideration to integrate a branch library.

2018

- Dahlin Group hired to conduct Assessment, Analysis, Outreach and Conceptual Design for a Multi-Generational Recreation Center, at a not to exceed amount of \$49,500.
- Council commits \$4 million in Measure V funds for design and construction

2020

- Staff presents results of needs assessment to Council.



Holly Sugar Sports Complex - Site Master Plan

City of Tracy



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SPORT PLANNING & DESIGN
 2455 The Alameda, Ste. 200
 Santa Clara, CA 95050
 Tel: 408.985.7200
 Fax: 408.985.7260
 www.verdedesigninc.com

Date: 01/17/11

Project #: 0909400-0739

PARKING LOT - D
103 Non-ADA Parking Stalls
7 ADA Parking Stalls

**EXISTING ROAD AND
SIDEWALK SEALING**

OVERFLOW PARKING LOT E
323 Non-ADA Parking Stalls
8 ADA Parking Stalls
Charging Station Infrastructure Only
Base Bid - Base Rock with Seal
Optional - Paved and Fully Improved

PARKING LOT - B
239 Non-ADA Parking Stalls
8 ADA Parking Stalls
6 RV Parking Stalls

PARKING LOT - C
320 Non-ADA Parking Stalls
8 ADA Parking Stalls
8 RV Parking Stalls
Charging Station Infrastructure Only

EAST BASEBALL IMPROVEMENTS
Fields 3, 4 And 5 Fencing
Fields 3, 4 And 5 Paving
Parking Lot Access and Shade Structures
Renovation of Field 1 and Field 2
Paving and Shade Structures for Fields 1 and 2
Restroom Area and Paving
Electrical Infrastructure Work for All Fields
Optional - Field and Pathway Lighting

PARKING LOT - A
80 Non-ADA Parking Stalls
5 ADA Parking Stalls
5 RV Parking Stalls

PARKING LOT EXIT-SOUTH



March 15, 2021 0' 50' 100' 200' 300'

Schematic Plan- Phase 1E

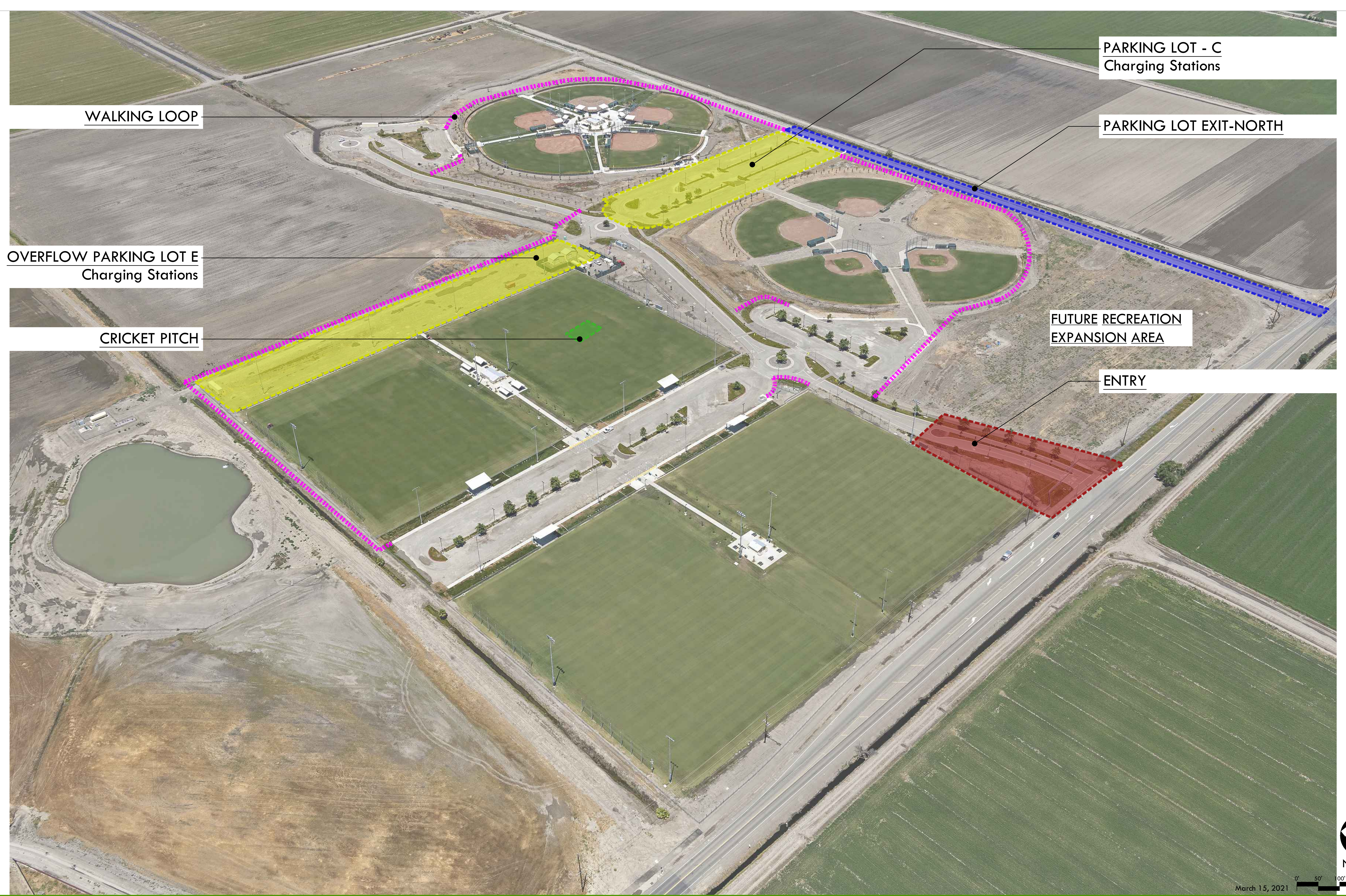
Legacy Fields Sports Complex

City of Tracy

Tracy, CA



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WALKING LOOP

PARKING LOT - C
Charging Stations

PARKING LOT EXIT-NORTH

OVERFLOW PARKING LOT E
Charging Stations

FUTURE RECREATION
EXPANSION AREA

CRICKET PITCH

ENTRY



NORTH

March 15, 2021 0' 50' 100' 200' 300'

Schematic Plan- Phase 2 Legacy Fields Sports Complex City of Tracy Tracy, CA



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August 18, 2020

AGENDA ITEM 3.C

REQUEST**CONSIDER ADOPTING A RESOLUTION APPROVING THE AQUATIC CENTER FINAL CONCEPTUAL PLAN WITH A NOT-TO-EXCEED BUDGET OF \$65 MILLION, INCLUDING CONTINGENCY AND SOFT COSTS**EXECUTIVE SUMMARY

This item requests City Council consider approval, by resolution, of the Aquatic Center Final Conceptual Plan with a not-to-exceed budget of \$65 million, including contingency and soft costs.

DISCUSSION

The City of Tracy and Surland Communities LLC (Developer) are committed to delivering an aquatics facility that meets the needs of our community. Per the current Development Agreement (DA), as amended in 2013 and 2018, between the City of Tracy and the Developer, the Developer is tasked with creating an Aquatic Center Final Conceptual Plan for Council consideration that includes input from the community and City staff. The Developer is also required to dedicate 16 acres of land within the Ellis Specific Plan to the City for the future home of an Aquatic Center and provide a public benefit fee in the amount of \$10 million towards the project. According to the DA, funds contributed by the Developer shall only be used to fund planning, design and construction costs for the project. The Developer has paid a portion of those funds (\$2 million) to the City and those funds are currently being used to cover consultant costs incurred by Developer for the development of a final conceptual plan and design.

On August 15, 2017, the Developer presented a scenario for "Complete Build-Out Option 1C" of the Aquatics Center with an estimated project budget of \$41.5+/- million, which included the \$10 million Developer contribution. The Council directed the Developer and staff to find a way to fund that scenario. This was followed by the approval of the Second Amendment to the Amended and Restated Development Agreement by and between the City and Developer (Second Amendment) in 2018. This revised the not-to-exceed budget to \$54 million, which also included the \$10 million Developer contribution.

On November 5, 2019, the Developer presented a Final Conceptual Plan that included various phasing options at different funding levels for Council to consider. After review, the Council provided Developer and staff direction to revise the plan to meet a new not-to-exceed total project budget of \$65 million (\$55M contribution from the City and \$10M contribution from the Developer) and place program elements in such a way that allows for future expansion. The Council also prioritized the desired program elements in the following order:

1. 50-meter pool
2. Recreation/warm-up pool
3. Lazy river

4. Waterslides
5. Toddler area
6. Indoor pool (optional)
7. Fitness center (optional)

For reference, a detailed history related to the Aquatic Center project can be found on the staff report from November 5, 2019 (Attachment A).

As stated above, the Developer hired consultants to prepare an updated Final Conceptual Plan (Attachment B) in accordance with the Second Amendment. The City Council must approve the Final Conceptual Plan in order to commence the preparation of detailed design and improvement plans. The Second Amendment states that if the City:

“decides to modify the [P]lan or add additional features or amenities then the cost of changing the conceptual plan or any design or construction plans relying on the original conceptual plan shall be additive funding provided by the City above the initial Swim Center.”

FINAL CONCEPTUAL PLAN

The updated Final Conceptual Plan (Attachment B) includes all of the Council prioritized elements except the Indoor Pool and Fitness Center, which Council previously identified as optional elements, as well as the allocation of spaces for future expansion. The Developer has provided a Design Narrative (Attachment C) that summarizes the Final Conceptual Plan and provides a list of “Initial Elements” and “Future Expansion Elements.” It should also be noted that the current plan is projected to exceed the not-to-exceed budget of \$65 million set by the Council.

The plan includes all of the “Initial Elements” referenced in the Design Narrative including a “Play Structure Wet Deck” that has an estimated construction cost of \$5.2 million, which is not included on the Council’s priority list. If this element was excluded from the Final Conceptual Plan, the project would be under the directed not-to-exceed budget (including soft costs and contingency). Future expansion is envisioned to include an indoor pool and fitness center, previously identified as *optional* program elements by the Council. Additional future expansion elements are listed in Attachment C, but have not been considered by the Council.

Bidding Approach

Developer recommends soliciting bids for the full build out of the Final Conceptual Plan, including the “Play Structure Wet Deck” and designate it as a Deductive Alternate. If the low bid were to come in over budget for the project, this element could be removed from the scope of work. While this strategy allows the project scope to change based on actual bids received, it will result in extra design costs for an element that may not be ultimately constructed.

Funding & Project Delivery Projections

Based on the full build out of the Final Conceptual Plan, the Developer's consultant design team believes that design and improvement plans will take 6-9 months and construction would take another 24 months. Prior to the Council's decision to expand the project budget from a not-to-exceed amount of \$54 million, the projected opening date of the Aquatic Center was Summer 2024. Due to an expanded project budget of not-to-exceed \$65 million, the project timeline was updated to Summer 2025. Unfortunately, this change, coupled with the negative economic impacts to Measure V due to the COVID-19 pandemic has further delayed the opening of the project, which is now estimated to be Summer 2026. This assumption is based on full build-out of the project at a not-to-exceed project budget of \$65 million.

To expedite the opening of the Aquatic Center, Council may want to consider a phased strategy. As part of the final design process, the project would be designed, bid, and constructed in phases over a period of time as funding becomes available. This approach could allow key elements to be built first, enabling the community to enjoy aquatic amenities much sooner than originally planned.

At the close of June 30, 2020, it is estimated that the City will have accumulated approximately \$18 million in Measure V funds for the Aquatics Center. It is projected that another \$5 million will be generated in FY 2020/21 for a total of \$23 million. Combined with the Developer's contribution of \$10 million and Master Plan fees of \$2 million, the estimated funding for Aquatics Center as of June 30, 2021 is \$35 million. Each year thereafter is estimated to generate approximately \$10 million until the cumulative balance of \$55 million is funded by June 30, 2025. As discussed earlier, electing to use a phased design and construction approach could further expedite the completion of the Aquatics Center.

NEXT STEPS

Once authorized, staff will return to Council to approve a design, funding and construction management agreement that will clarify roles and responsibilities along with phasing options and project milestones. As discussed on November 5, 2019, the design, funding, and construction agreement needs to be updated to conform with the Public Contract Code. In addition, the agreement also needs to reflect the not-to-exceed total budget amount of \$65 million authorized by City Council.

STRATEGIC PLAN

This agenda item is consistent with the City Council's adopted Quality of Life Strategy and meets the goal of enhancing the City's amenities.

FISCAL IMPACT

Fiscal impacts will vary depending on Council direction. Assuming Council approves the Aquatic Center Final Conceptual Plan, in addition to funding design and capital costs, the City will incur substantive annual expenses to operate the facility that will need to be addressed as part of future budget discussions.

RECOMMENDATION

That City Council consider approving, by resolution, the Aquatic Center Final Conceptual Plan with a not-to-exceed budget of \$65 million, including contingency and soft costs.

Prepared by: Richard Joaquin, Parks Planning & Development Manager

Reviewed by: Brian MacDonald, Parks and Recreation Director
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

Attachment A – Staff Report from November 5, 2019

Attachment B – Surland Proposed Aquatic Center Final Conceptual Plan

Attachment C – Surland Design Narrative

AGENDA ITEM 4

REQUEST

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

EXECUTIVE SUMMARY

This item requests City Council approval of the Aquatic Center final conceptual plan and authorization for staff and Surland Communities LLC (Surland) to prepare final design and construction documents with a not to exceed budget of \$54 million, which includes contingency and soft costs.

DISCUSSION

RECENT AQUATIC CENTER PROJECT BACKGROUND

The City of Tracy and Surland Communities LLC are committed to developing an aquatics facility that meets the needs of our community. Through several years of public input, discussions at Council meetings, the City and Surland continue to work together to deliver a project that will benefit our residents and enhance our quality of life.

In 2018, Council approved a Second Amendment to the Amended and Restated Development Agreement (Second Amendment) with Surland that included various provisions regarding the Aquatic Center. Those provisions include:

- Surland will design the Aquatic Center with input from the community and City staff, with ultimate approval of the final conceptual plan and improvements plans by the City Council.
- Consistent with the original Development Agreement (DA), Surland shall dedicate 16 acres within the Ellis Specific Plan to the City for an Aquatic Center and provide a public benefit fee in the amount of \$10 million for the project. Funds contributed by Surland shall only be used to fund design and construction costs. Surland has paid a portion of those funds (\$2 million) to the City and those funds are currently being used to fund design.
- The City's contribution shall be \$35 million, plus \$9 million of contingency (20% of the total project cost of \$45 million).
- The total funding amount for the Aquatic Center shall be \$54 million (\$44 million from the City of Tracy + \$10 million from Surland).
- Changes to the plans due to any modifications or additions of features or amenities by the City after the final conceptual plan is approved shall be funded by the City and not the Developer's \$10 million contribution.
- The City and Surland shall enter into a design, funding and construction agreement.

Based upon previous Council direction, Surland has been working on a concept plan that includes: location (within the Ellis development), a lazy river, water slides, 50 meter pool, recreation pool, indoor pool, fitness center and toddler area. The proposed amenities were derived from years of public outreach on the project starting as far back as 2007. The estimated project cost in 2018, including soft costs (design, inspection and construction management) and contingency, was estimated to be \$54 million as committed to in the Second Amendment.

RECENT PROJECT COST UPDATE

Upon receiving direction from City Council, Surland refined the Aquatics Center conceptual plan by developing more details on the project amenities such as pool sizes, number of waterslides, etc. They hired Gleeds, a global estimating firm, to provide a detailed cost analysis of the project. During this process, it was determined that the project cost was significantly greater than the \$54 million budget approved by Council in the Second Amendment. Cost drivers include escalating construction costs based on market fluctuations, achieving full-cost recovery and creating a destination facility, as well as managing community expectations. The current cost estimate for full project buildout is approximately \$130 million. Surland has continued to refine the project to provide phasing options. This resulted in three phasing alternatives, updated cost estimates, and estimated project subsidies that Surland will present as part of this agenda item.

FUNDING FOR THE AQUATIC CENTER

As a part of Measure V, a twenty year half-cent sales tax passed by voters in 2016 to fund services and amenities, Council identified three projects to be funded, estimated at \$80 million: Aquatics Center, Multi-Generational Recreation Center, and Legacy Fields Sports Complex. Additionally, at the October 30, 2017 Special Meeting, Council directed staff to set aside 25% of the Measure V proceeds for “pay-as-you-go” or “pay-go” projects (such as community amenities), and an additional 25% of the annual Measure V revenue for the maintenance and operations of such amenities.

On March 5, 2019, staff presented Council several Measure V debt service funding scenarios for consideration. Council elected not to utilize debt financing to fund the amenities, and instead use Measure V “cash on hand,” whereby the projects would be phased in over time or through a “pay go” approach. In this scenario, Measure V funds would be collected and set aside until an adequate amount was available to fund a project.

Based on estimates from the City’s sales tax consultant and an annual 2% growth assumption, Measure V is projected to accumulate over \$230 million in revenue over the next 17 years. The Council recognizes the community value of the Aquatic Center, among other amenity priorities, and has elected to fund the project via Measure V revenue, including staffing and maintenance costs to operate the facility.

Under the “pay-go” approach and assuming a funding amount of \$54 million, it is anticipated that the Aquatics Center would open by summer 2023. The Aquatics Center

cash flow table below reflects Measure V cash on hand, projected Measure V funds over the next four fiscal years, and additional funds committed to the project. Committed funds include developer contributions via the Development Agreement, funds collected from new development (Plan C), and Council approved funds for peer review consultant costs. Not included in the cash flow table is \$12.5 million in aquatic center impact fees that will be collected over a period of 30 years, beginning in 2024.

In addition, the table reflects approved Measure V staffing costs (with inflation) for a Parks Planning & Development Manager to oversee Measure V projects, and a Senior Park Maintenance Worker assigned to Legacy Fields, and developer funds spent to date for the Aquatic Center preliminary and conceptual design plan expenses. It is important to note that the table does not include any anticipated subsidy or operating expenses; estimated project costs are fluid and will not be more concrete until final design and construction documents and the bid process are complete. Surland and their consultants will provide preliminary information regarding expected subsidies for each of the proposed design alternatives.

AQUATIC CENTER PRIORITY FUNDING SCENARIO

The table below illustrates a funding scenario that commits all available Measure V funds over the next four years to the Aquatic Center project. Should Council elect to pursue this funding scenario, it should be noted that there will be little to no funding for other community amenity projects during this time period.

Aquatics Center Project Estimated Cashflow Outlook		
	FY 2019	FY 2019-2023 (four fiscal years)
Measure V Cash	\$ 3,512,658	\$ 40,229,605
<u>Aquatic Center Committed</u>		
Plan C	\$ 1,700,000	
Aquatic Center Measure V	\$ 1,000,000	
Surland's committed via DA	\$ 10,000,000	
<u>Other Expenses</u>		
Approved Staffing		\$ (1,823,187)
Funds used for aquatics center preliminary design and concept plan	\$ (1,000,000.00)	
Total Available year end	\$ 16,212,658	\$ 54,619,077
Aquatic Center Project - Total Cost		\$ (54,000,000)
Total Available for Other Projects		\$ 619,077

FINAL CONCEPTUAL OPTIONS DEVELOPED BY SURLAND DESIGN TEAM AND
AND OPERATIONAL IMPACTS

Surland has prepared several phased designs (Alternatives 1 - 3) with project costs ranging from \$54 million to \$130 million. Their approach assumes approval of the final conceptual plan at complete build-out (Alternative 3) and an option to phase the project utilizing bid alternates to provide flexibility based on bid results. While this approach seems prudent to expedite the bid process, it likely would increase costs for bid additives. It could also increase up front infrastructure costs for phases that may not be constructed in the near term. In addition, it should also be understood that there are no funds currently available to fund the full build-out (Alternative 3) and alternative funds will need to be identified in the future.

According to WTI Incorporated, a design consultant for Surland, the proposed final conceptual plan (Alternative 3) will create an enhanced guest experience similar to a destination resort. Projections and operating models provided by Surland's design team convey full build-out of the Aquatic Center (Alternative 3), utilizing a privately ran operator. Due to limited time, staff was unable to thoroughly review the consultant's proposed cost estimates and operating assumptions for the phased approaches (including guest entry fees). Based on the feedback gathered from other area aquatics centers, staff anticipates a General Fund subsidy will be needed to operate and maintain this facility, depending on the amenities built and the design elements. General Fund subsidies from area aquatics facilities vary and are typically driven by scope, size, business model and location, which could amount to \$1 million annually. Staff also cautions that some private operators of aquatics facilities have failed in other jurisdictions (La Mirada Splash Aquatics Center), and as a result, public agencies have had to take over operations. Given this, it is important that efforts are taken to ensure that the final design and construction documents reflect an aquatics facility that can be programmed and operated by the City, should the facility revert to City operation. Staff recommends a comprehensive review of facility operations from both the private and public operator perspective.

Staff does not recommend that the Council commit to full build-out (Alternative 3) of the Aquatic Center for the following reasons: 1) the capital and future operating costs of the project are supported through a temporary revenue source (Measure V), 2) projected operational subsidies would create a long-term impact to the General Fund, 3) a \$54 million project budget can deliver the many of the desired aquatics amenities, as seen in neighboring communities.

It is important to note that the construction estimates provided by Surland's consultants are fluid and are for general discussion purposes. Development of the final design and construction documents will help refine those costs, along with the bid process.

Given Council's prior commitment to fund the Aquatic Center, past fiscal discussions on Measure V priorities, lack of funding alternatives, and anticipated operating subsidies, staff recommends that Council approve a final conceptual plan with a budget of \$54 million. The final conceptual plan will help guide programmatic and financial expectations of the Aquatics Center. Working in partnership with Surland, staff believes

a final design project budget of \$54 million can incorporate many of the key elements previously identified by Council and the community. It should be noted that committing to a budget amount does not necessarily mean the elimination of desired programmatic elements. The alternatives presented by Surland can be modified to realize Council's fiscal and project goals as it pertains to the Aquatic Center.

NEXT STEPS

Staff recommends that Council authorize staff and Surland to prepare final design and construction documents, including any additional recommended design modifications, within a project budget of \$54 million with the understanding that there is no available funding for future expansion at this time. Staff also recommends that all sizing of infrastructure should be designed to support only the proposed improvements included in a \$54 million project budget and not for future phases, thus maximizing the number of amenities in the project.

Once authorized, staff will return to Council to approve a design, funding and construction management agreement that will clarify roles and responsibilities along with project milestones.

STRATEGIC PLAN

This agenda item is consistent with the City Council's adopted Quality of Life Strategy and meets the goal of enhancing the City's amenities.

FISCAL IMPACT

Fiscal impacts will vary, depending on Council direction.

RECOMMENDATION

That City Council approve, by resolution, the Aquatic Center Final Conceptual Plan and authorize staff and Surland Communities, LLC to begin final design and construction documents for the project with a not to exceed amount of \$54 million, including contingency and soft costs.

Prepared by: Richard Joaquin, Parks Planning & Development Manager

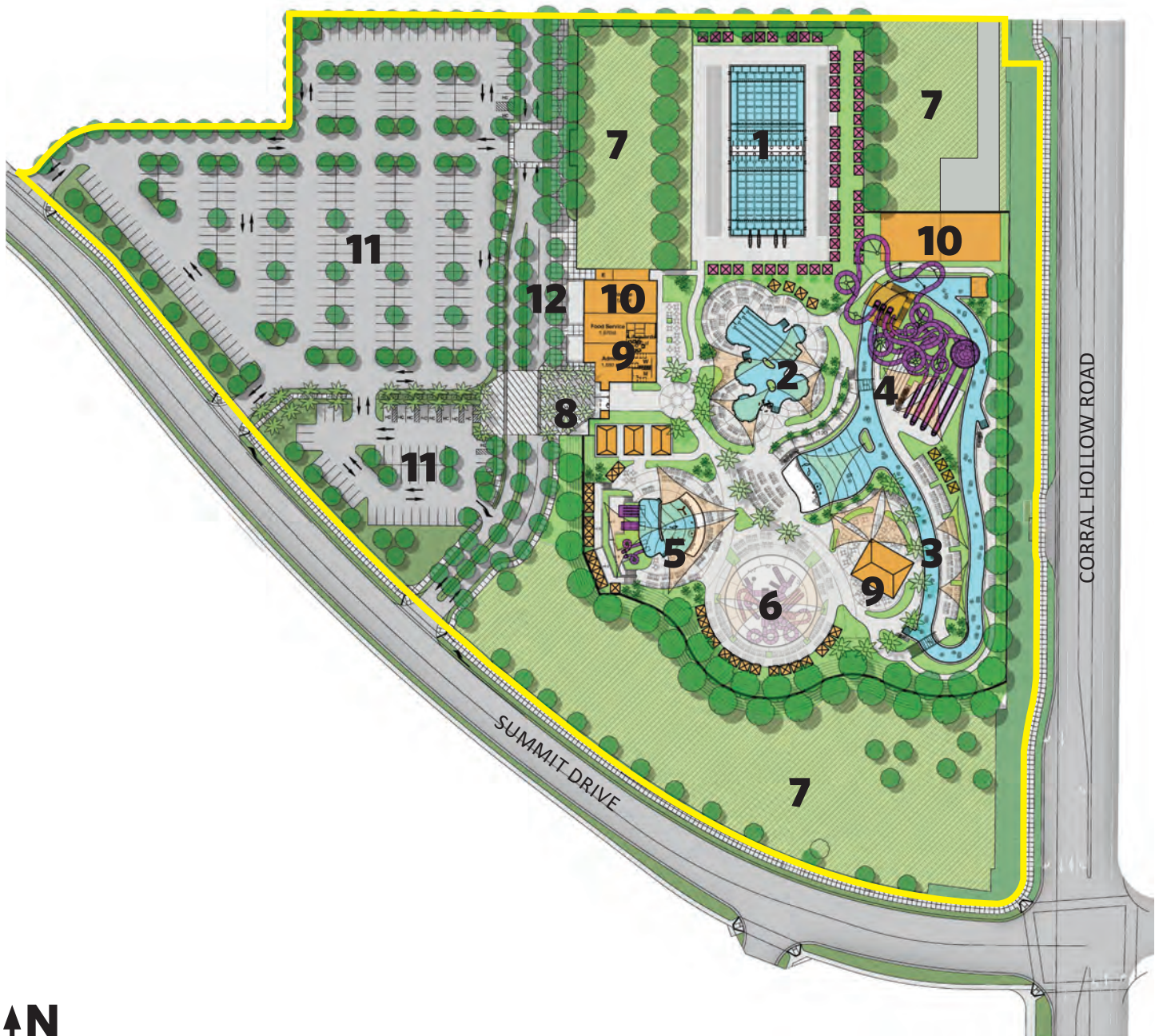
Reviewed by: Brian MacDonald, Parks and Recreation Director
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

Attachment A – Surland Design Team Conceptual Site Plan Alternatives

Council Direction and Community Priorities

1. Competition Pool
2. Recreation Pool
3. Lazy River
4. Slides
5. Toddler Pool
6. Play Structure and Wet Deck
7. Future Expansion
8. Entrance Location
9. Food and Beverage
10. Support Facilities
11. Parking Lot
12. Drop-Off Location



Aquatic Park
Concept Plan - Design Narrative
Tracy, California
August 2020

A variety of pools and slides comprise this multi-faceted venue. The path to accomplish this project will be phased in order to deliver the project with components that will have an immediate impact on the community and fulfill the programmatic needs to enhance citizen's quality of life.

The phased approach to construction will initially provide the core essence and excitement of this unique destination to provide broad appeal to users of all age groups and program interests and needs, which will be enhanced with new features and amenities over time that will continue to grow the interest, attendance and benefits of this resort style park.

The design of this facility is based on the careful and considerate design direction to provide guests a unique experience. This design philosophy provides the users a sense of discovery as they enter the park and can experience a variety of areas that have convenient circulation paths to the aquatic area of the guest's choice. These experiences are set in a well-landscaped area surrounding guests with ample seating accommodations, shade, and an enriched experience for each visit to the park. This enhanced experience will be greatly appreciated by the users whether they are coming to participate in a learn-to-swim program, water fitness class, wellness exercise group, competition, practice or just bringing the family to enjoy some well-deserved time together as a departure from their daily routines.

Initial Elements Include:

1. Competition Pool 50-meters by 25-yards, 2 Movable Bulkheads and Diving Boards- Open Year-Round
2. Recreational/Program Pool with 4 – 25-yard lap lanes and a variety of social zones- Open Year-Round
3. River Pool with Zero Depth Entry- Open Seasonally
4. Water Slide Complex with 5 Multi-Dimensional Slides- Open Seasonally
5. Toddler Pool with Shallow Water Features and Kids Water Slides- Open Seasonally
6. Play Structure with Wet Deck and Large Interactive Water Play Structure- Open Seasonally

Future Expansion Elements are envisioned to Include:

- Single Flow Rider Surf Simulator- Open Seasonally
- Hot Water Whirlpool Spa- Open Year-Round
- Two Additional Family Whirlpool Spas- Open Seasonally
- Tot River- Open Seasonally
- Assorted Water Features- Open Seasonally
- Adventure Speed Slides and Large Family Raft Slide- Open Seasonally
- Indoor Water pool, slides, and small river
- Fitness center

The basis of design narrative describes the Aquatic Park Concept Plan elements. Features that will enhance operations and access include: easily accessible stairs in water less than 4'-0", in-wall steps, or a combination of the two. There shall be means of egress that meets ADA Guidelines for each pool.

RESOLUTION 2020-154

APPROVING THE FINAL AQUATIC CENTER CONCEPTUAL PLAN WITH A NOT-TO-EXCEED BUDGET OF \$65 MILLION, INCLUDING CONTINGENCY AND SOFT COSTS

WHEREAS, In 2013, City and Surland executed an Amended and Restated Development Agreement by and between the City of Tracy and Surland Communities, LLC, recorded in the official records of San Joaquin County, as Document Number 2013-119548 (the "DA"), and

WHEREAS, Among other things, the DA provided for Surland to dedicate sixteen (16) acres of land within the Ellis Specific Plan area to City for a proposed public swim center (the "Aquatic Center"), and to pay to City Ten Million Dollars (\$10,000,000) (the "Developer Contribution") to fund the design and construction of the Aquatic Center. On September 5, 2014, Surland paid Two Million Dollars (\$2,000,000) of the Developer Contribution to City, and

WHEREAS, In 2018, City and Surland executed that certain Second Amendment to Amended and Restated Development Agreement by and between the City of Tracy and Surland Communities, LLC, recorded in the official records of San Joaquin County as Document Number 2018-055247 (the "Second Amendment"). Among other things, the Second Amendment amended the DA to reflect the Parties' agreements that (i) Surland would provide to City design and construction services for the Swim Center equal to and in lieu of paying the remaining Eight Million Dollars (\$8,000,000.00) of its Developer Contribution, and (ii) Surland would facilitate design and improvements plans for the Aquatic Center, and

WHEREAS, Pursuant to the Second Amendment, the City's contribution to the Aquatic Center shall be \$35 million plus an additional \$9 million for contingency that combined with the Developer Contribution totals \$54 million, and

WHEREAS, On November 5, 2019, the Developer presented a Final Conceptual Plan that included various phasing options at different funding levels for Council to consider. After review, the Council provided Developer and staff direction to revise the plan to meet a new not-to-exceed total project budget of \$65 million (\$55M contribution from the City and \$10M contribution from the Developer) and place program elements in such a way that allows for future expansion, and

WHEREAS, A final conceptual plan reflects a party's intent regarding a facility that outlines programmatic elements that are further refined during the development of construction documents in order to comply with local, state and federal building, health and safety codes and operational needs, and

WHEREAS, Upon Council's approval of a final conceptual plan, staff and Surland will prepare a design, funding and construction management agreement that will clarify roles and responsibilities along with phasing options and project milestones in accordance with the Public Contract Code, and

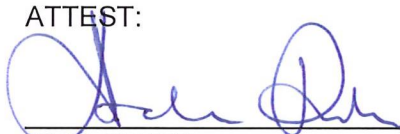
WHEREAS, Surland presented a final conceptual plan options for the Council to consider on August 18, 2020, and

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves the Aquatic Center Final Conceptual Plan with a not-to-exceed amount of \$65 million including contingency and soft costs, and in accordance with this resolution.

The foregoing Resolution 2020-154 was passed and adopted by the Tracy City Council on the 18th day of August 2020, by the following vote:

AYES: COUNCIL MEMBERS: ARRIOLA, RANSOM, VARGAS, YOUNG, RICKMAN
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:

CITY CLERK

MEASURE V RESIDENTIAL OVERSIGHT COMMITTEE MEETING
01/25/2021
ACCUMULATED TOTALS FOR MEASURE V (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 01/22/2021	Accumulated Fund Balance as of 01/22/2021
Revenue									
Measure V Local Sales Tax			\$ (36,645,647)	\$ 1,952,527	\$ 9,022,126	\$ 10,853,130	\$ 10,735,039	\$ 4,082,825	\$ -
Interest Earnings			\$ (213,798)			\$ 85,175	\$ 128,623		
Total			\$ (36,859,445)	\$ 1,952,527	\$ 9,022,126	\$ 10,938,305	\$ 10,863,662	\$ 4,082,825	\$ -
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	\$ 101,136	
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)					\$ (414,007)
Aquatic Center (CIP 78054A)	2018-043	2018-2026	\$ 1,000,000	\$ (1,000,000)			\$ 36,392	\$ 4,316	
Aquatic Center (CIP 78054B)	2019-232	2018-2026	\$ 55,000,000	\$ (15,382,825)					\$ (16,342,117)
Borrow for COVID	2020-154	2021	\$ 2,200,000	\$ (2,200,000)					\$ (2,200,000)
Small Business Relief Grant		2021	\$ 500,000	\$ (500,000)				\$ 105,000	\$ (395,000)
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	\$ 61,363	\$ (823,060)
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	\$ 271,815
Cummulative Measure V Fund Balance			\$ (160,547,151)	\$ 0	\$ 1,952,527	\$ 5,713,213	\$ 4,641,026	\$ 7,947,894	\$ 3,811,010

Fund balance 107
Fund Balance 307

	Actual FY 2017	Actual FY 2018	Actual FY 2019	Actual FY 2020	Actual FY 2020
\$	1,952,527	7,550,251	3,811,306	302,831	4,179,520
\$	115,491	8,495,461	19,951,830	19,886,151	
\$	1,952,527	7,665,741	12,306,767	20,254,661	24,065,671
\$	0	(1)	0	0	1