

**March 23, 2021, 6:00 p.m.**

Tracy City Hall, 333 Civic Center Plaza, Tracy

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

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

1. Mayor Pro Tem Vargas called the meeting to order at 6:03 p.m.
2. Roll call found Council Members Arriola, Bedolla, Davis, Mayor Pro Tem Vargas and Mayor Young present.
3. ITEMS FROM THE AUDIENCE – Alice English stated she has never been against Valley Link, but did not support having the UR1 with the TOD, referred to a Congressman Harder article regarding Valley Link, stated she completely support Valley Link and downtown businesses, but not the way it is being presented, and shared her concerns regarding Mayor Pro Tem Vargas.

Mayor Pro Tem Vargas responded that she did not agree with Ms. English, being misrepresented with a lot of comments made, asked the City Manager to make the Valley Link policies public, and added she never spoke ill of Ms. Ransom and Mr. Rickman.

Karen Moore thanked Council for their position they made on facility that is going to help the homeless population in our city.

Jim Bozeman asked Mayor Pro Tem Vargas to answer if she is currently or in the past been employed by local developer Mike Sandhu or any of Mr. Sandhu's businesses or affiliations, and is she currently or in the past been employed by local developer Mike Sandhu's relatives, specifically his daughter Jasmine Sandhu.

Mayor Pro Tem Vargas responded she has not in the past or present worked with Mr. Sandhu or his daughter.

Manuel Alvarez shared concerns about certain elected and appointed officials being lackeys of extremist ideology and betraying the public's trust, and 209 Times, Transparent Tracy, and Patriot lying for sport, redirection of URL's during elections, and asked for resignation of those certain elected and appointed officials.

Mayor Pro Tem Vargas disagreed with the comments stating she has never paid to redirect any pages to my address or emails, and has addressed it through the Tracy Press when it happened in 2018.

William Muetzenberg stated he was troubled by comments made regarding the TOD, adding many residents can barely afford to live in Tracy and asked Council to determine a variety of solutions that guarantee every Tracyite a place to call home.

Dan Evans, Patriot Coalition responded to Manuel Alvarez's comments stating he was not sure where the comments about racism came from, and are opposite to what he said.

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

Brian MacDonald, Parks and Recreation Director, Richard Joaquin, Parks Planning and Development Manager, and Karin Schnaider, Finance Director provided the staff report and presentation.

Robert Tanner supported finishing Legacy Fields Phase 1A through 1F, forget the Multi-Generational Center as there is no land. The next amenity should be the Aquatics Park and asked about the status of the Aquatic Park.

Michel Bazinet provided a brief history regarding Measure V. The numbers presented are creating an artificial sense of crisis, and there is more than enough money to finish Legacy Fields, build the Aquatic Center and build the Multi-Generational Center and other amenities.

Edward Graham stated he has been advocating for the completion of Legacy Fields for five years, and spoke about tournaments bringing revenue into Tracy, and shared his support for completing Legacy Field.

Marsha McCray stated there are multiple equally important amenities, should all be together as a community and commit to funding each project as it is ready to proceed, and Measure V amenities are an investment in our community and quality of life.

Alice English stated during COVID more people stayed at home and more purchasing was done locally, encouraged Council to complete Legacy Fields and revisit the Aquatic Center, need gymnasium but not at \$40 million, and have to complete one project first.

Pete Mitracos agreed Legacy Fields should be completed and spoke about the possibility of doing a gymnasium by itself in Legacy Fields area instead of having a large facility that cost \$40 million, shared support for starting the Nature Park, good idea to phase the swim center, and shared concerns about Aquatic Center maintenance costs.

Karen Moore supported the Aquatic Center, suggested Council look at a YMCA alternative, and described a YMCA amenity she had visited in Lebanon, Ohio and suggested getting a tour of the facility.

Troy Camacho, President of Tracy Babe Ruth stated Legacy Fields was intended to give Little League and Babe Ruth a home, more fields are needed, unfinished parking lots, fields and valley fever are issues, State tournaments are a tough sell with it not complete, and asked Council to consider finishing Legacy Fields as a high priority.

Paul Zwickey, Little League baseball stated as you discuss Legacy Fields to consider the phased approach, placing the Multi-Generational Center at Legacy Fields, and suggested completing Legacy Fields.

Dan Evans supported prioritizing and completing Legacy Fields before the Aquatic Center. Legacy Fields will bring revenue to businesses in the City, promote sports, people need to get out after COVID, and give Tracy something to be proud of.

Sali Graham requested Council finish what they started before beginning another project, and use Measure V funds to finish Legacy Fields.

Sherrie Mainarick requested finishing what the City started over six years ago. No to the Aquatic Center and yes to finishing Legacy Fields.

Brandi Marotta stated Measure V funding will be large enough to pursue several amenities consecutively, and urged Council to move forward, work together and create a place that the residents of Tracy can enjoy together.

Roy Hawkins requested Council not go back to the drawing board and vote yes in favor of finishing Legacy Fields, and proceed with the Aquatic Center.

Richard English requested completing Legacy Fields first which will continue generating revenue for our city and then talk about the swim center.

An Tran supported completing Legacy Fields so future families can enjoy what Tracy Little League has to offer, and requested using Measure V funds.

Henry Romero requested Council come to agreement and vote no on the Aquatic Center and yes on finishing Legacy Fields.

Lisa Jackson urged Council to consider using Measure V funds to complete the Legacy Fields facility prior to beginning any further projects.

Nicole Durrance urged Council to re-prioritize and fund the completion of Legacy Fields. As a health professional, saying no on Aquatics Center and yes on Legacy Fields as it would be safer.

Adrienne Richardson, City Clerk announced emails that exceeded the 250 word limit were received from Francisco Martinez (on behalf of Tracy Babe Ruth), Brandon Kanner (Tracy Tritons), Juan Soto, and were sent to City Council and a copy provided on the dais.

Mayor Young called a recess at 8:05 p.m.

Mayor Young reconvened the meeting at 8:11 p.m.

Motion was made by Council Member Arriola to adopt Option 3 - financing Legacy Fields and the Multi-Gen Center including the optional improvements and begin funding the Nature Park with Measure V revenues beginning in 2030. Mayor Pro Tem Vargas seconded the motion.

City Council questions and comments followed.

Mayor Pro Tem Vargas spoke about the \$200,000 Holly Sugar Complex public benefit for recreational purposes, and asked if the \$200,000 is part of the cash on hand or is something we can discuss as possible friendly amendment to policy consideration.

Jenny Haruyama, City Manager responded staff will take as an information request and make sure we include as part of the CIP discussion on April 20, 2021.

Mayor Pro Tem Vargas asked for a friendly amendment to the motion to add Prologis public benefit of \$4 million and utilize \$2 million for the Nature Park seed money funding to start process of planting, maybe a bench so we can start leveraging those dollars for future grant funding.

Mayor Pro Tem Vargas stated lets add the \$4 million to Option 3 to be utilized and request that no matter whether it is Measure V or public benefit dollars to have the friendly amendment to finance the Nature Park this year for seed money to look for funding from other sources. Looking for seed money to start the project – planting, irrigation, watering, trees to kick it off. Trees take a long time to grow. Council Member Arriola denied the friendly amendment.

Mayor Pro Tem Vargas asked for a formal motion to amend for funding for the Nature Park of \$2 million, if that comes from the public benefit or Measure V as long as we get some seed money to start the planting of the trees that will take decades to mature. Council Member Davis seconded the motion because of the proximity of the Nature Park to Legacy Fields.

City Council discussion continued.

Ms. Haruyama responded there is interest in getting seed money and getting the Nature Park off the ground. That will cost about \$800,000 in design, and there is \$350,000 available through other non Measure V funds, which leaves approximately \$500,000 that is needed. Council could table this and direct staff to pursue funding options for design, and staff could bring back as part of the capital discussion.

Council Member Davis was open to that suggestion and Mayor Pro Tem Vargas was open also and withdrew her motion.

Council Member Bedolla made a substitute motion to direct staff to pursue Option 4 – per staff report including a full build out of Legacy Fields including parking lot, paving and lighting improvements, and direct staff to use the Prologis Community Benefit Agreement funds towards a Multi-Generational Center and bring back discussion on the Nature Park during the CIP workshop. Council Member Davis supported the request.

Ms. Schnaider provided the timelines for all the options, and clarified the debt-servicing differences between Options 3 and 4.

Council Member Davis withdrew her support for Option 4, stating she did not want the Aquatic Center to be delayed, and liked the idea of the balance of Option 3 because it does not have the \$40 million, there is no construction plans or land for Multi-Generational Center, and Option 3 makes more sense. Liked to give community the best

of both worlds - Legacy Fields and Aquatic Center in a timely matter is why she is saying Option 3.

Council Member Arriola suggested a friendly amendment to phase not only the Multi-Generational Center, but other amenities. Mayor Pro Tem Vargas seconded the amendment.

Motion made by Council Member Arriola to adopt Option 3 – financing Legacy Fields and Multi-Generational Center including phasing of the Multi-Generational Center and other future amenities. This includes the optional improvements to Legacy Fields, and add the Nature Park as a Measure V amenity and would begin funding the Nature Park with Measure V revenue beginning in 2030.

Leticia Ramirez, City Attorney clarified that the Aquatics Center would be extended for one year.

Ms. Haruyama asked for clarification that using Measure V for funding of the Nature Park by 2030, is an assumption that capital has been paid for and ongoing maintenance is effective in 2030.

Council Member Arriola responded absolutely in accordance with our principals.

Ms. Haruyama stated that motion also assumes that Council is now making the Nature Park one of the priority amenities, and recommended that staff come back and show Council what that looks like because that was not originally part of our calculations.

Ms. Haruyama repeated the motion: Option 3 – extending completion date of the Aquatics Center by one year, financing Legacy Fields 1.E should be done in 2022, exploring the phasing of the gym and other amenities. Aquatic Center Phase 1 by 2025, Phase 2 by 2028, RFP starting with design for the gym could start in 2023 with ultimate completion in 2031. What is unknown is how the Nature Park affects all of this and is why it will come back to Council to see that and provide some options.

Mayor Young called for a recess at 9:32 p.m. due to technical difficulties.

Mayor Young reconvened the meeting at 9:37 p.m.

**ACTION:** Motion made by Council Member Arriola and seconded by Mayor Pro Tem Vargas to adopt Option 3 – Titled: Financing Legacy Fields and Multi-Gen Center – which includes extending completion date of Aquatics Center by approximately one year and finance (debt service) with the amendment that the phasing of the Multi-Generational Center would include possible phasing of other future amenities (future amenities could include Nature Park). The amendment to that is to include the optional improvements to Legacy Fields so it is the full completion 1.E plus optional improvements and add the Nature Park as a Measure V amenity and to begin funding it at 2030 with Measure V Funds. Roll call found all in favor; passed and so ordered.

5. COUNCIL ITEMS AND COMMENTS – Council Member Arriola announced there will be an East Bay Community Energy (EBCE) webinar tomorrow at noon on Zoom. The

information is on the EBCE and City websites and will discuss switching and opting out. Council Member Arriola wished everyone a happy Easter.

Mayor Pro Tem Vargas proposed to invite Michael Tree, Executive Director of Valley Link to provide a short presentation and update in May and answer questions regarding policies on Valley Link. Mayor Young seconded the request. Mayor Pro Tem Vargas wished everyone a happy Easter.

Mayor Young wished everyone a happy Easter, and acknowledged Council Member Arriola's award by the National LGBT Bar Association of 40 best LGBT lawyers under 40 in the country.

6. ADJOURNMENT – Time: 9:42 p.m.

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

Mayor Young reconvened back to Closed Session at 9:42 p.m.

The above agenda was posted at the Tracy City Hall on March 18, 2021. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

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Mayor

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City Clerk