

**PARK AND COMMUNITY SERVICES COMMISSION
REGULAR MEETING MINUTES
Thursday, February 6, 2025**

1. CALL TO ORDER:

Chair Lieberg called the meeting to order at 7:00 pm.

2. ROLL CALL:

- a. Present: Chair Lieberg and Commissioners Arbogast, Fagin, Jimenez and Shrout
- b. Absent: None
- c. Staff Present: Brian MacDonald, Director of Parks, Recreation and Community Services, Richard Joaquin, Assistant Director of Parks, Recreation & Community Services; Jolene Jauregui, Recreation Manager; Justin Geibig, Recreation Services Supervisor; and Caitlin Perkey, Recreation Program Coordinator
- d. Recorded By: Andrea Pedigo, Executive Assistant and Norma Padilla, Administrative Assistant

3. PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Commissioner Fagin

4. ITEMS FROM THE AUDIENCE:

There are no items from the audience for items not on the agenda.

5. APPROVAL OF MEETING MINUTES

- a. Reviewed and Approved the Regular Meeting Minutes from December 6, 2024

Commissioner Jimenez asked to change "that to the" on page 2 under item b, first sentence, and in item 7a., add "the" between "to" and "commission" in the first sentence. Also, on page 4, Commissioner Jimenez requested the removal of "our" under item 8, first sentence.

ACTION: Commissioner Shrout moved to approve the meeting minutes with the amendments suggested by Commissioner Jimenez. Commissioner Arbogast seconded the motion. Roll call found all in favor with a 4-0-1 vote. Commissioner Fagin abstained. Passed and so ordered.

6. NEW BUSINESS:

- a. **CONDUCT A PUBLIC WORKSHOP TO COLLECT FEEDBACK ON PROGRAM PRIORITIES AND DESIGN VALUES FOR THE NEW AQUATIC CENTER**

Richard Joaquin, Assistant Director of Parks, Recreation & Community Services introduced our consultant, Group 4 to the commission and turned the presentation over to them.

Ms. Merkes presented the PowerPoint to the commission.

Commission questions and comments followed.

Chair Lieberg opened item 6.a to the public for discussion.

Kevin Tobeck, a longtime Tracy resident, expressed concerns that the project has grown over the years, and he is worried about the cost. He emphasized that while building the aquatic center is one thing, operating and maintaining it is another challenge. He noted that the project will not pay for itself and will need to be subsidized. He expressed frustration at seeing underfunded city parks that need maintenance, and he is worried that this project will divert resources from other necessary improvements.

He said, don't get me wrong, this is a great project, but he is fearful of the impact it's going to have and what it's going to take away from.

He wants to know what we need to do to bring our parks back up to the level they used to be. He has shared these concerns with city staff, but he feels that reality needs to set it that there are costs associated with this project. His hope is that the city can find balance.

Mr. Tobeck mentioned Kellogg Park for instance, has a really nice water feature where prom and wedding photos used to take place; however, it is dry and no longer working and the city doesn't have the money to fix it.

He thanked staff and the consultant for a great presentation/report.

Russ Simpson, a Tracy resident, raised concerns about the use of chlorine and potential allergies. He inquired about the proposed filtration system and its associated costs.

Chair Lieberg deferred to city staff and/or the consultant.

Richard Joaquin, Assistant Director of Parks, Recreation, and Community Services, responded to Mr. Simpson's question.

Mr. Simpson hopes the city looks into the different filtration options as it is really important.

Greg Diaz, 5-year Tracy resident wanted to piggyback on the gentleman (Mr. Tobeck) who brought up the profitability. At what point in the life of this project will it be profitable or be able to give back to the community/city? Has this been looked at?

Mr. Diaz also stated that one of the slides showed an area of a village center. He would like to know what is projected in the surrounding areas of the Aquatic Center. Will it have places to shop or eat as this is a great opportunity for commerce.

Mr. Diaz would like to know if there are any plans for the cost of entry. He believes that the community needs to understand the financial aspect, so it would be good to start bringing this to the forefront which would be helpful to the community.

Richard Joaquin, the Assistant Director of Parks, Recreation, and Community Services, responded to Mr. Diaz's questions.

Rosario, Tracy resident stated he is happy to see the design that the consultant has brought forth and feels this is good as long as it is within the budget. This project has been delayed for some time and it is nice to see that we are making progress these last 2 years. The biggest was getting the land. We still need to get our money, but there is litigation over this. Rosario would like to see options of what we can get within our budget of \$55M & \$65M. He would also like to see an ETA as that is what the community would like to see.

Richard Joaquin, Assistant Director of Parks, Recreation, and Community Services, responded to the ETA questions of Rosario.

Krishna, Ellis's resident stated this is great work with great collaboration with the community. He emphasized the importance of the multi-purpose room and noted how it could be a year-round revenue-generating space for the city.

Krishna stated his one concern would be that the plan shows the entrance on Summit Drive which is the entrance for the community and with daily traffic, it poses a concern. He suggested we discuss this matter with our traffic engineer.

Sandy Taylor, Tracy resident stated she has been involved with the aquatic center for the last 20 years. She was part of the aquatics task force appointed by city council in 2005. She stated that back in 2018, Mayor Rickman and the then Interim City Manager, Randy Bradley, held a groundbreaking ceremony and she has the paper to show what was promised to the community. She stated the work we are doing now, has already been done time and time again and said it is frustrating to watch. She said there are design documents already completed in which the city has. She stated there are detailed financials of the performance for the facility.

Sandy stated that when there was no money to complete the project, the aquatics folks were the ones, when asked by Troy Brown, if they could help get Measure V passed, they were the ones that went door to door asking for the communities help to pass Measure V and to secure the money to build the aquatic center.

Sandy says the task force feels like the ugly stepchild and that everything else is being put in front of the aquatic center. She feels the community deserves what was promised to them in 2018.

She also mentioned that there is a pending litigation on the 16-acre parcel at Summit Drive and Corral Hollow. She stated that the money we are allocating may or may not be of any value if the land goes back to the principal owner. She mentioned that the city attorney, last year, stated she recorded the land; however, she did this without title insurance. So, before you march forward, you may want to look at who owns the property.

Chair Lieberg asked clarifying questions: 1) does the city own the land, and 2) does the city own the plans?

Richard Joaquin, Assistant Director of Parks, Recreation, and Community Services stated yes, we own the land per the city attorney and the city does not own the designs that Ms. Taylor referenced.

Pat Howell, Tracy resident wanted to remind everyone that we need to consider this to be a destination. A place that people will come to Tracy and enjoy. A lot of money is being spent out of town and we need to consider this a place to come and gather like Legacy Fields. The city needs to move forward with this project, fix the legal issues, and get things done as the people of Tracy have waited a long time.

Roy Hawkins, Tracy resident stated he was confused because he's wondering why we are having these meetings now as we have been at these types of meetings for the past 20 years. As Ms. Taylor mentioned earlier, meetings that ended up with approved plans that were presented at the job site in 2018. They were accepted, approved, applauded and they encompassed all the amenities that the people of Tracy voted for. Everything was going along fine until we had a

change in the city council who wanted to go in a different direction. The plans are available, they are owned by Surland Company. They are construction documents ready to go, let's make it work.

Mr. Hawkins stated we need to get back to what the residents said they wanted two councils ago and build the community designed aquatic center the way it was designed and presented to the Parks and Recreation Commission.

Zackary Lewis commented on the communication aspect of the project, expressing that younger people should be more informed but questioning if the city is effectively doing so. He noted that he follows city politics, which is how he knows about the project, but many of his friends, who would likely be interested and willing to contribute, are not aware of it. He also inquired about the plans for the area to the south, across the street, and to the southwest, as he has heard that there may be commercial and residential developments there. He asked if staff could provide more information on what is planned for those areas.

Chair Lieberg asked Mr. Lewis if he had a recommendation on how to notify the younger population. Mr. Lewis responded with social media such as twitter and Instagram.

Richard Joaquin, Assistant Director of Parks, Recreation, and Community Services addressed the outreach we are doing to get the information out.

Commissioner Jimenez thanked Mr. Lewis for his comment about how information is being communicated to the community and senior residents.

Tracy Hills community member stated that he recently moved to Tracy and has been hearing about the aquatic center for years. He stated he goes to the Bay Area for any entertainment, and he hopes that this time the plans get approved. He feels that if there is a budget, we need to stick to the budget and not try to have so many fancy things that we don't have a budget for, because this will just put us back at the drawing board.

Alice English, Tracy resident thanked the consultant for a great presentation and thanked the staff for their hard work as they have been doing this for years and it is a long time coming. She thanked Kevin because she agrees that there is a budget and not to be misled with some of the information that was said. This isn't the city's fault, Surland has taken the city and Tracy residents to court 3 times and failed. It hasn't been delayed because of the city, like the women said earlier, playing games with the land, the land was given to us, it's our taxpayers dollars, not her taxpayers money as she doesn't live in city limits, so please don't be misled with that information.

Ms. English stated she loves the project and it's long overdue, but she is not sure where the Multi-Purpose room came from as that was never on any of the original designs. She stated she knows we need office space, but do we need the added expense on the taxpayer. If it sits empty or not, the taxpayers are paying for that. She expressed that if the swim teams need a small space to meet that's ok, she likes the indoor/outdoor pool as those will get used as well as the diving boards.

Secondly, there are a lot of people that go to Livermore for swim events because we don't have a facility, so a competition pool would be great.

Her only recommendation would be if something had to be eliminated, it should be the waterslides as not everyone will utilize them and 90% of the people would use the lazy river.

The kids need somewhere to go in the summer and this facility would be highly used by the community.

Ms. English would like to remind Ellis that she is supportive, but to keep in mind that this is Tracy's aquatic center. She knows the community will support this project as it belongs to everyone and it our taxpayer's money.

Tracy Hills resident who has lived here with his two children for the past 3 years would love to see an aquatic center as he takes them a long way to an amusement park, the Bay Area, and six flags. He stated many families in the Tracy Hills and Ellis communities have small children, so he said if you build it, it will be used and attract more families.

He emphasized that this is something that needs to be done. Having heard numerous presentations on the aquatic center and the budget, he advised not to halt the project due to a smaller budget, but rather to phase it out. He encouraged, "build something, get started, and then expand."

Chair Lieberg turned the floor over to staff to answer some questions of the audience.

Richard Joaquin, Assistant Director of Parks, Recreation, and Community Services addressed the questions.

Tracy resident asked if there was a possibility of corporate sponsorships. He stated he understands that if brought in, they would want to be a stakeholder and make decisions. He mentioned that he and his wife feel that the multi-purpose room is essential. It will cost more money, but it will help bring people.

Chair Lieberg turned it over to staff to comment on the corporate sponsorship question.

Richard Joaquin, Assistant Director of Parks, Recreation, and Community Services addressed the question.

Commission questions/comments followed.

Chair Lieberg turned it over to the consultant for the workshop portion of the meeting.

Dawn Merkes, Group 4 Consultant open the workshop at 8:10 pm.

Workshop closed at 8:35 pm

Andrea Gifford and Carolyn Carlberg reported out what was heard by attendees.

Chair Lieberg had comments that followed.

b. THE COMMISSION, BY MOTION, APPOINT ONE COMMISSIONER AS VICE CHAIRPERSON FOR A TERM ENDING ON JUNE 30, 2025.

Jolene Jauregui, Recreation Services Manager provided the staff report to the commission.

Commission discussion followed and Commissioner Jimenez nominated Commissioner Shrout.

ACTION: Commissioner Jimenez made a motion to appoint Commissioner Shrout as the new Vice Chairperson with the term ending on June 30, 2025. Commissioner Arbogast seconded the motion. Roll call found all in favor with a 5,0,0 vote. Passed and so ordered.

c. THE COMMISSION, BY MOTION, APPOINT ONE COMMISSIONER TO BE THE LIAISON FOR THE PARKS & COMMUNITY SERVICES COMMISSION TO SERVE AS THE PROJECT TEAM MEMBER IN REVIEWING THE MULTI-GENERATIONAL RECREATION CENTER (MGRC) CIVIC ART PROGRAM (RFP) REQUEST FOR PROPOSAL APPLICATIONS.

Jolene Jauregui, Recreation Services Manager and Brian MacDonald presented the staff report to the commission.

Commission discussion occurred. Vice Chair Shrout volunteered to be the liaison.

ACTION: Commissioner Arbogast motioned to approve Vice Chair Shrout to serve as the project team member in reviewing the MGRC Civic Art Program RFP. Commissioner Fagin seconded the motion. Roll call found all in favor with a 5,0,0 vote. Passed and so ordered.

7. DIRECTOR'S REPORT

Brian MacDonald, Director of Parks, Recreation, and Community Services reported that the Aquatic center project is moving forward.

Director MacDonald also reported that the Multi-Generational Recreation Center has the foundation going in and more of the wall are going up. The base walls are there, but you will begin to see more in the coming weeks.

Director MacDonald mentioned that the fence between the project site and North School blew down in the past windstorm and the contractor placed a temporary fence to secure the school and the project site.

Vice Chair Shrout asked if there was a chance to tour the site.

Director Macdonald notified the commission that there is a jobsite walk on the 2nd Wednesday of every month at 10:45 am. The next one is scheduled for 2.12.2025.

Commissioner Fagin asked Director MacDonald if Susan Hawkins, Principal of North School is being apprised of what happened with the fence.

Director MacDonald stated that the superintendent is in contact with Ms. Hawkins, and he also mentioned he received a call from Anthony Flores with TUSD. Brian mentioned he himself has not spoken with Ms. Hawkins, but certain she has been apprised of the situation and that the fence is up and secure.

8. ITEMS FROM THE COMMISSION:

Commissioner Jimenez reported that the Tracy Friends for Parks, Recreation, and Community Services Foundation donated \$1000 dollars to the Police Department for their Child Safety and Drug Program. The funds will be used for informational materials to hand out.

The foundation also donated \$500 dollars to the Tracy Animal Shelter to assist with the laundering of their linens and towels as they do not have a washer/dryer at the facility.

Commissioner Jimenez reported that the Tracy Senior Association is hosting a Valentine's day breakfast fundraiser at Applebee's on February 15, 2025, from 8 am until 10 am.

It was reported that the Tracy Senior Association as a result from Brighter Christmas received an increase in residence needing assistance. The association will do an assessment to prioritize the needs and what they can do to help.

It was reported that the Tracy Senior Association delivered medical equipment to seniors. As always, they are continuing to support our senior population.

Commissioner welcomed Commissioner Fagin to the Commission and stated it will be a pleasure to work with him. She also congratulated Commissioner Shrout on his Vice Chair appointment.

Commissioner Fagin thanked the commission for welcoming him aboard and stated it is a pleasure to serve. He wanted to close with stay healthy, be happy, and remember kindness is free.

Jolene Jauregui, Recreation Manager reminded Vice Chair Shrout that he will be presenting the annual commission report to council on 2.18.2025. Vice Chair Shrout stated he will be there.

Chair Lieberg reported that he met with city staff regarding the CDBG scoring sheets and is happy to report that they will be revised.

Chair Lieberg noted that he and Commissioner Arbogast are on the subcommittee or CDBG and had received the applications earlier in the week. The CDBG item will be presented to the commission in March for approval of the committee's recommendations.

9. ADJOURNMENT:

Time of Adjournment: 8:58 pm

ACTION: Motion made by Vice Chair Shrout and seconded by Commissioner Arbogast to adjourn the meeting at said time of 8:58 pm. Roll call found all in favor, passed and so ordered with 5,0,0 vote.

The above agenda was posted at Tracy City Hall on January 30, 2025. The above are action minutes. A recording of the meeting is available at the Parks and Recreation Department.

Jolene Jauregui, Staff Liaison

Interim Parks, Recreation, and Community Services Director