



Think Inside the Triangle™

## 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, August 19, 2025, 5:00 p.m.**  
(or as soon thereafter as possible)

**Location:** **Tracy City Hall, Council Chambers**  
**333 Civic Center Plaza, Tracy, CA 95376**

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.

***This meeting will be open to the public for in-person and remote participation pursuant to Government Code Section 54953(e)***

### **For Remote Public Comment:**

*During the Items from the Audience, public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:*

- **Comments via:**
  - **Online by visiting <https://cityoftracyevents.webex.com>** and using the following Event Number: **2558 176 9534** 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.
  - Join by phone by dialing **+1-408-418-9388**, enter **25581769534#8722922#** Press \*3 to raise the Hand icon to speak on an item.
- **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.**

1. Call to Order
2. Actions, by Motion, of City Council Pursuant to AB 2449, If Any
3. Roll Call and Declaration of Conflicts
4. Items from the Audience - *In accordance with Council Meeting Protocols and Rules of Procedure*, adopted by Resolution No. 2019-240, and last amended by Resolution No. 2021-049, 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.
5. Discussion Items
  - 5.A. Receive an informational presentation on the “Community Plans” for the development of an Aquatic Center in the City of Tracy.  
[5.A - Staff Report - Aquatic Center Presentation.pdf](#)
6. Council Items and Comments
7. Adjournment

**Posting Date: August 14, 2025**

The City of Tracy is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for the disabled to participate in employment, programs, and facilities. Persons requiring assistance or auxiliary aids in order to participate, should contact the City Manager’s Office at (209) 831-6000 at least 24 hours prior to the meeting.

August 19, 2025

Agenda Item 5.A

**RECOMMENDATION: COUNCIL REQUESTED WORKSHOP**

**Receive an informational presentation on the “Community Plans” for the development of an Aquatic Center in the City of Tracy.**

**EXECUTIVE SUMMARY**

At the June 3, 2025 City Council Meeting, Mayor Pro Tem Abercrombie requested a presentation on the Aquatic Center “Community Plans”, which have been discussed by a group of community members at several City Council meetings as well as in the media. The “community plans” include designs, construction elements, and other information pertinent to the “Community Plans” for the development of an Aquatic Center within the City of Tracy. This request was seconded by Mayor Arriola. A Council Workshop was elected as the appropriate method to have the item presented as the information and material needed for such a presentation is voluminous.

**BACKGROUND AND LEGISLATIVE HISTORY**

For several years the City of Tracy has considered and planned for the development of an Aquatic Center which was envisioned to include a 50-meter pool, lazy river, warm-up pool, water slide, along with additional components. In 2017 the City Council took several actions which included direction and guidance on the development of plans for the Aquatic Center. As the intent of the City Council has been to locate the Aquatic Center within the Ellis residential development, the initial designs and conceptual elements brought to council were formed by the Developer, Surland, LLC (“Developer”), of the Ellis Specific Plan Area. At the time, the Developer worked collaboratively with City staff as well as a community group, the latter of which came to be colloquially referred to as the “Aquatic Center Task Force”. Concurrent to this time, a lawsuit (*Mitracos v. City of Tracy et al*) was filed by a community member against the Developer and the City. While the lawsuit worked its way through the courts, work continued with the Developer taking the lead in the design work with regular City staff involvement.

On August 18, 2020, Council approved the Aquatic Center Final Conceptual Plan as prepared by the Developer. Council directed staff to work with the Developer on project phasing and implementation plans. Work continued in this manner until on or about October 8, 2020, when the City received final judgement of the *Mitracos v. City of Tracy et al*, at which point the collaborative design work between the City and the developer on the development of the Aquatic Center was ceased. Between October 2020 and Fall of 2024, the Aquatics Center project design paused as the Developer and City attempted to work through any legal matters that may relate to the development, funding, and construction of the project. In 2022, the City took several actions, which returned the responsibility for designing and constructing the facility back to the City. On September 17, 2024, Council awarded a Professional Services Agreement with Group 4 Architecture, Research + Planning, Inc. and directed staff to return in the spring after completion of conceptual designs with price points ranging from \$55 million to \$65 million with other optional project amenities based on community priorities.

In late 2024 through the spring of 2025 the City commenced a community process of developing an Aquatic Center design with the intent of it being constructed as a City CIP. Development of the conceptual design included a review of previous community input as well as reaching out to the Aquatic Center Task Force. The meetings resulted in the Aquatic Center Task Force requesting that the Council receive a presentation on the original designs and be allowed to make an informed decision based on a full understanding of the prior designs prepared at the direction of the City. Concurrently the City and Developer commenced discussions regarding their outstanding matters and as discussions progressed in a positive manner for both the City and the Developer, the Developer expressed a desire, support and willingness to present to Council the original Aquatic Center designs, the completed design development plans, and the financial performance and user experience the City can expect to realize if the City decides to use the original Aquatic Center designs.

On June 3, 2025, the Mayor Pro Tem Abercrombie requested that staff return with a presentation and discussion on the "Community Plans" for an Aquatic Center. This was seconded by Councilmember Mayor Arriola.

### ANALYSIS AND DISCUSSION

It has been several years since staff has worked alongside the developer on the development of the original Aquatic Center designs, now colloquially referred to as the "Community Plans". Staff believes and understands that the status of the "Community Plans" have progressed beyond conceptual designs and may include financial analysis of the viability of the project. As staff is not the most informed or knowledgeable people on the latest status of the "Community Plans" it would be more appropriate and accurate to have the "Community Plans" presented to Council by the Developer, their consultant team and the community group that was intimately involved in the development of these designs.

The presentation of the designs to the Council will be made by Surland Communities (Developer)'s Aquatic Center Design consultants: Urban Design Associates, Water Technology Inc., Pro Fun; and Community members from the Aquatic Center task force.

### FISCAL IMPACT

This Council workshop is informational in nature only and will have no fiscal impact on the City. Should the Council choose to take further action on the designs this may lead to additional expenditures by the City related to the development of the "Community Plans".

### PUBLIC OUTREACH/ INTEREST

Not applicable

### COORDINATION

The City Attorney, City Manager's Office and Surland Communities collaborated on the preparation of this agenda item.

**CEQA DETERMINATION**

This item is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., 'CEQA') and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.; 'CEQA Guidelines') in that it is not a "project" for purposes of CEQA (as defined by CEQA Guidelines §15378). Specifically, this item proposes an organizational or administrative activity that will not result in a direct or indirect physical change in the environment (CEQA Guidelines §§15378(b)(5)). Further, even if this item was deemed a "project," and therefore subject to CEQA, the item would be exempt as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (CEQA Guidelines §15061(b)(3)).

**ACTION REQUESTED OF THE CITY COUNCIL**

Receive an informational presentation on the "Community Plans" for the development of an Aquatic Center in the City of Tracy.

Prepared by: Arturo M. Sanchez, Assistant City Manager

Approved by: Midori Lichtwardt, City Manager