

NOTICE OF A REGULAR MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Meeting of the **Measure V Residents' Oversight Committee** is hereby called for:

Date/Time: **Monday, October 20, 5:30 p.m.**
(or as soon thereafter as possible)

Location: **Tracy City Hall**
Conference Room 203
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 Measure V Residents' Oversight Committee 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. Members of the public may participate remotely in the meeting via the following method.

Remote Public Comment:

During the upcoming Committee meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below.

Microsoft Teams

[Join the meeting now](#)

Meeting ID: 226 214 738 362 6

Passcode: qo7Lj3pB

Dial in by phone

[+1 209-425-4338,,488716665# United States, Stockton](tel:+12094254338)

[Find a local number](#)

Phone conference ID: 488 716 665#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

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 City Treasurer opens that portion of the agenda for discussion.*
- *Comments received by phone on each “Agendized Item” will be accepted until the City Treasurer announces that public comment for that item is closed.*
- *Comments for the “Items from the Audience/Public Comment” will be accepted until the public comment period is closed.*

1. Call to Order
2. Roll Call
3. Adoption of July 28, 2025, Special Meeting Minutes
4. 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, Committee 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 the Committee.

5. BROWN ACT TRAINING – City of Tracy, City Attorney's Office
6. REVIEW OF UNAUDITED ACTUALS FOR FIRST QUARTER FISCAL YEAR 2025-2026
7. SELECT A NEW DATE IN JANUARY FOR A SPECIAL MEETING OF THE MEASURE V RESIDENTS' OVERSIGHT COMMITTEE, DUE TO THE REGULARLY SCHEDULED MEETING DATE, AS SET BY THE BYLAWS, FALLING ON A HOLIDAY
8. STAFF ITEMS
9. COMMITTEE ITEMS
10. ADJOURNMENT

Posting Date October 16, 2025

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 (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Measure V Residents' Oversight Committee regarding any item on this agenda will be made available for public inspection in the Finance Department located at 333 Civic Center Plaza, Tracy, during normal business hours.

MEASURE V RESIDENTS' OVERSIGHT COMMITTEE SPECIAL MEETING MINUTES

July 28, 2025, 5:30 p.m.

City Hall, 333 Civic Center Plaza, Tracy

Web Site: www.cityoftracy.org

1. CALL TO ORDER – Chairperson Arrulappan called the meeting to order at 5:34 p.m.
2. ROLL CALL – Committee Members Fernando, Jeffs, Ibrahimi and Chairperson Arrulappan were present. Co-Chairperson Joseph attended remotely beginning at 5:38 p.m.
3. ITEMS FROM THE AUDIENCE – There were no items from the audience.
4. APPROVAL OF MINUTES -- Motion was made by Committee Member Jeffs and seconded by Committee Member Fernando to adopt the April 21, 2025 meeting minutes. Roll call found all in favor; passed and so ordered. – **Minutes were adopted.**

5. MEASURE V AMENITIES CONSTRUCTION UPDATE

Richard Joaquin, Parks, Recreation and Community Services Assistant Director, provided the Measure V Amenities Construction updates.

Committee members commented and asked clarifying questions.

6. REVIEW OF UNAUDITED ACTUALS FOR FOURTH QUARTER FISCAL YEAR 2024-25

Felicia Galindo, Budget Officer, provided the staff report.

Committee members commented and asked clarifying questions.

ACTION: Motion was made by Committee Member Jeffs and seconded by Committee Member Ibrahimi to file the Review of the Unaudited Actuals for the 4th Quarter Fiscal Year 2024-25 report. Motion found all in favor; passed and so ordered.

7. DISCUSS AND FINALIZE ANNUAL REPORT TO CITY COUNCIL

Committee members discussed the annual report and the presentation that will be given to the City Council at the September 2, 2025 City Council Meeting.

8. ADJOURNMENT – Time: 6:51 p.m. Co-Chairperson Joseph left the meeting at 6:41 p.m.

ACTION: Motion was made by Chairperson Arrulappan and seconded by Committee Member Jeffs to adjourn. Motion found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on July 24, 2025. The above are action minutes. A recording of this meeting is available on the City of Tracy's website.

Chairperson

ATTEST:

Clerk



City of Tracy Measure V Residents' Oversight Committee Training

L. David Nefouse, City Attorney

October 20, 2025

Objectives / Overview

- Review basic role of Measure V Committee (i.e., what is your purpose as outlined in by-laws, municipal code, or state law)
- Introduction to the Brown Act
- Introduction to the California Public Records Act
- Meeting Management / Best Practices
- Relevant City Policies and Procedures



Role of the Measure V Committee

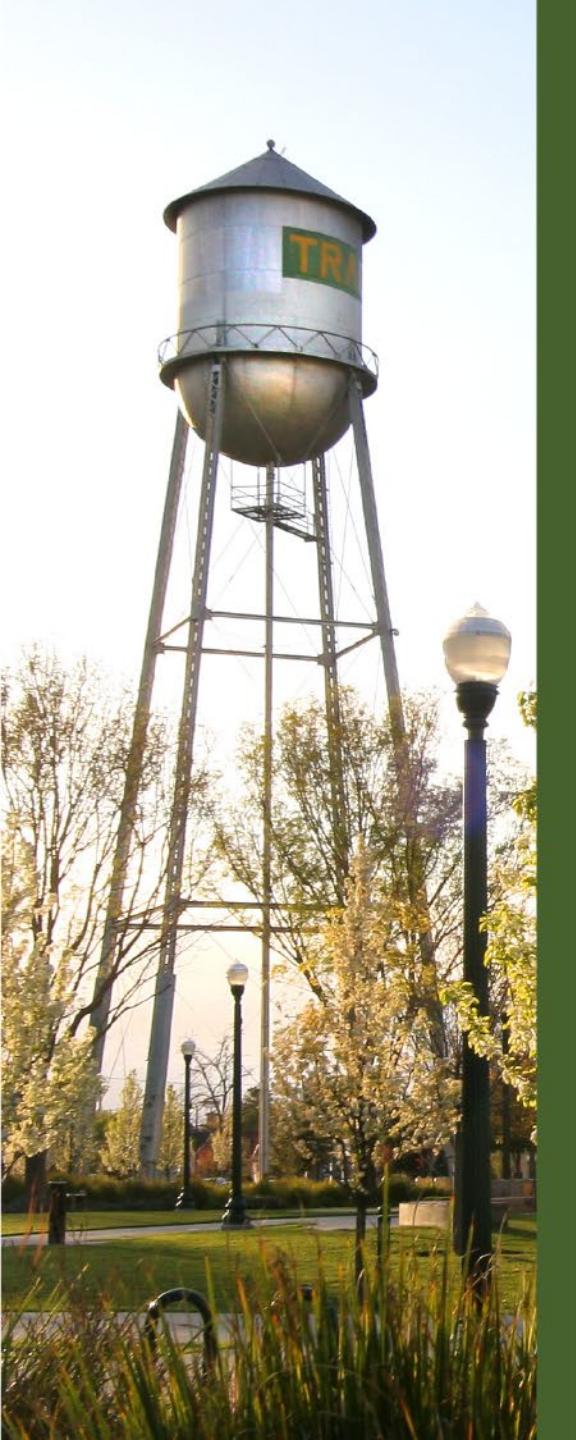
- Ordinance 1223, the By-Laws, and Council Resolution 2021-131 are collectively administered by the City Council, the Measure V Committee, and the Department Director, with specific roles delegated to each.



Think Inside the Triangle™

Scope of the Commission

- The Measure V Committee:
 - Serves as an advisory capacity to the City who has ultimate authority;
 - Provide oversight of the revenues and expenses pertaining to the portion of the sales tax generated by Measure V;
 - Review other City financial reports pertaining to the revenue generated by and expenses related to the portion of the sales tax generated by Measure V revenue and expenses (and provide an annual written report); and
 - The Measure V Committee is not a “JV City Council”
- Reiterate: the above mentioned laws, ordinances, and by-laws are your “wheelhouse”



What is Not Our “Wheelhouse”?

- Relevant Examples for Your Commission:
- You cannot direct staff!
- Remember, make your votes on facts & findings, *not feelings*.

Examples of Authority (and Limits)

- The Budget Process;
- Procurement Process; and
- Audit Process.



The Ralph M. Brown Act

- California's "Government in Sunshine" law
 - *"All public meetings of a legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided by this chapter"* (Cal. Gov't. Code §54953(a)).
- What is a meeting?
 - Same time, place (including teleconferencing/online), regarding any item within the subject matter jurisdiction of the Commission where a quorum is present.
 - Measure V is a Legislative Body
 - Does not include ad hoc committees or "2x2"s



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A Meeting or Not a Meeting?

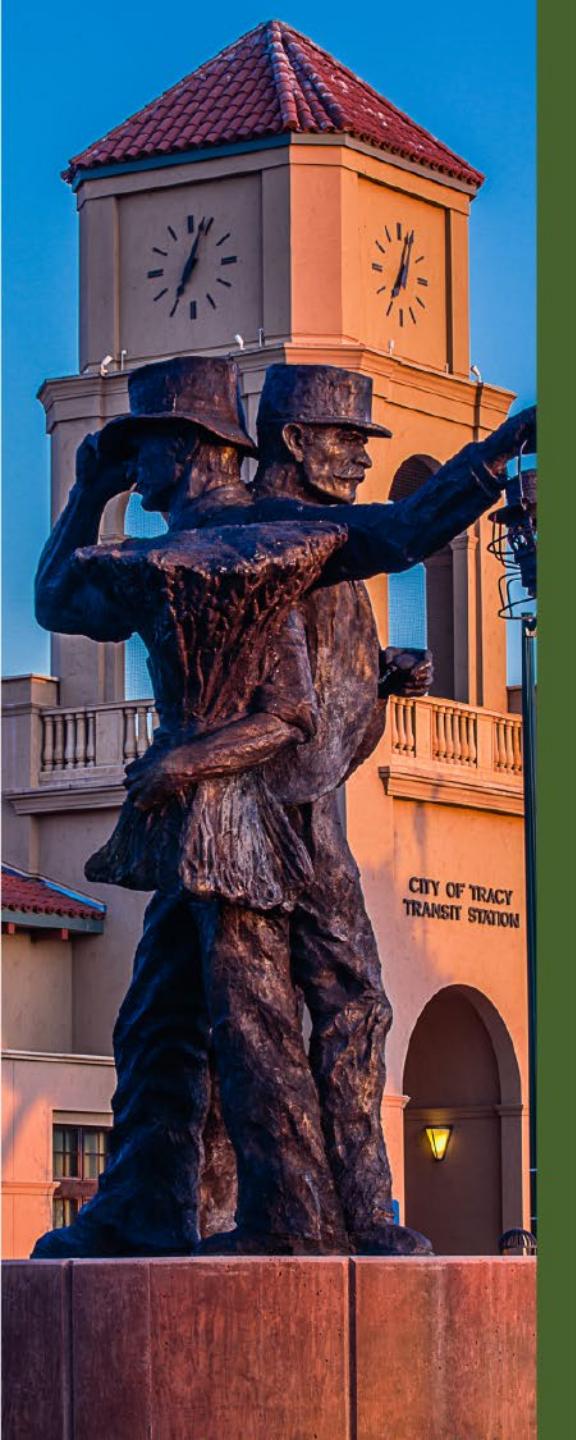
YES, A MEETING!

- Any time a quorum is gathered within the scope of the subject matter jurisdiction of the body;
 - State of the City Address?
 - Service Club Meeting?

NOT a Meeting

- Individual Contacts;
- Conferences & Seminars (LOCC Conference, PC Academy);
- Community Meetings
- Another body of the agency when it is in an open & noticed meeting of that other body (i.e., City Council)
- Social or Ceremonial Event (be proactive!)





Serial Meetings

- Captain Crunch, Count Chocula & Lucky the Leprechaun walk into chambers...
- Serial Meetings are:
 - A series of communications
 - Direct or indirect (intermediaries, technology (i.e., comments on a FB post);
 - Employed by a majority to discuss, deliberate, or take action on potential business
 - BEWARE: Social Media & Reply All
- **SERIAL MEETINGS ARE ILLEGAL**
(Govt'. Code 54952.2)



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More Brown Act Basics...

- Meetings generally must be within the local jurisdiction (exceptions: legal proceedings, site inspection)
- Teleconferencing OK if a quorum participates from the regular location and teleconference site is identified on the agenda, notice is posted at site, site provides for public participation –check with Staff!!!
- Agenda must be posted 72 hours in advance (regular meetings); 24 hours in advance (special meetings)
- Brief description of items of business
- Freely accessible to public
- Agendas must be publicly accessible and distributed in advance to those who request copies



Brown Act Meetings Cont'd.

- No discussion or decision on items not on the posted agenda,
EXCEPT:
 - Clarification / Reference to Staff
 - Brief Announcements / Report on Activities
 - Requests for Future Items / Future Report
 - Placement of Items on Future Agenda consistent with City Policies and Procedures applicable to Brown Act Bodies



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Your Brown Act Top 10 List!

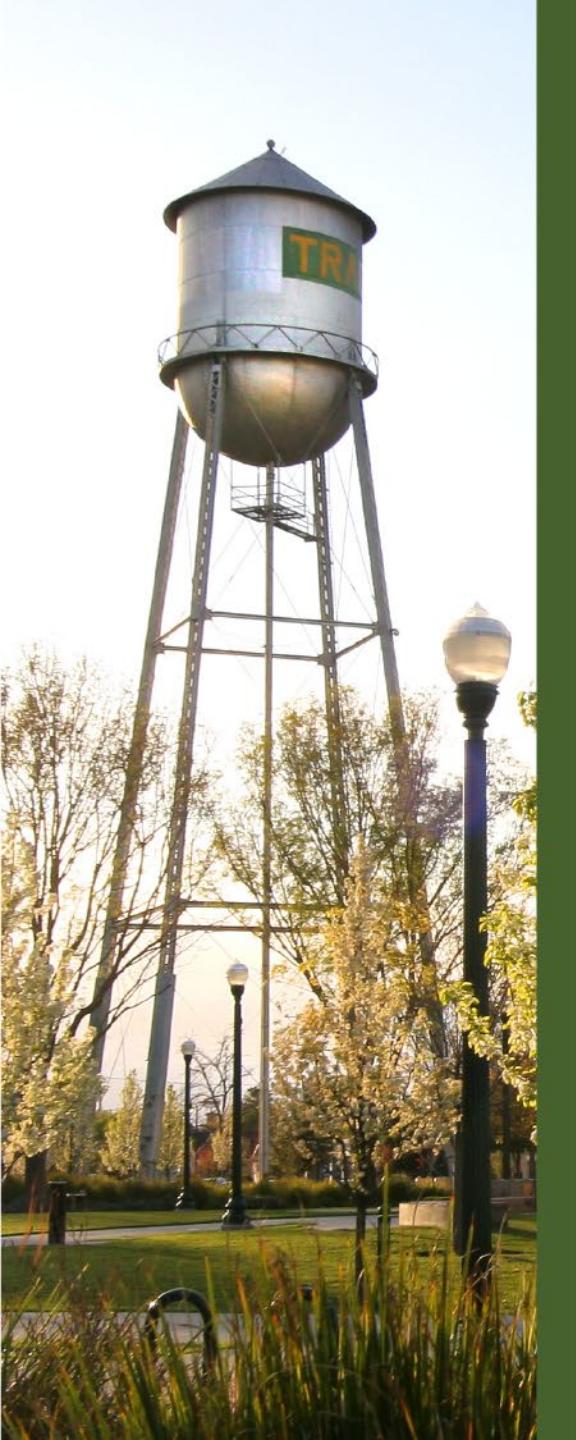
10. Remember that the public has the right to speak and criticize the body.
9. Enforce speaking time limits consistent across ALL speakers and consistent with applicable City policy & procedure.
8. Avoid texting from the dais!
7. Avoid debate between public comment speakers and the Commission.
6. **STICK. TO. THE. AGENDA.**



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Your Brown Act Top 10 List!

5. Disclose any conflicts and/or potential conflicts about agenda items to Staff (Department Contact and City Attorney) *before* the meeting starts (and not 5 minutes before!)
4. Avoid sidebar conversations during a break.
3. Abide by City Policy & Procedure for putting future items on an Agenda.
2. Do not disclose privileged/confidential communications with Staff.
1. **STICK. TO. THE. AGENDA.**



The Public Records Act (PRA)

- State equivalent of the Freedom of Information Act (FOIA)
- What is a “public record?”
 - *“Any writing containing information relating to the conduct of the people’s business prepared, owned, or retained by any state or local agency regardless of physical form or characteristics.”* (Gov’t. Code 7920.530(a).)

Prepared, Owned, or Retained?

- Writings not need always be in the physical custody of, or accessible to a local agency to be considered public records.
- This applies to records in the possession of a local agency's consultants because they are in the "constructive possession" of the agency by the terms of its agreement with the consultant.
- This also applies to information contained in personal devices and accounts not maintained by the City.



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Text Messages & Emails?

- But I do not have a separate City cell phone, how does that work?
- If your personal cell phone, personal text messages, and personal email address are being used to conduct the people's business, those communications are subject to disclosure pursuant to the PRA.

What is a Public Record?

- Agenda Materials Distributed to a Legislative Body relating to an Open Session Item
- Contracts
- Settlement Agreements
- Property Information, such as Selling Assessed Value, Square Footage, Number of Rooms
- Appraisals and Offers to Purchase Property
- Form 700 on file with the City
- Text Messages and Emails!



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What is NOT a Public Record?

- PRA recognizes exemptions to the disclosure of a record “which is exempted or prohibited from disclosure pursuant to federal or state law” (Gov’t Code 7927.705)

What is Exempt?

- Attorney-Client Communications
- Attorney Work-Product
- Deliberative Process Privilege
- Drafts
- Voter Registration Information
- IT Systems and Security Records (in certain circumstances)
- Certain Law Enforcement Records
- Certain Library Records
- Licensee Financial Information
- Medical Records
- Official Information Privilege
- Pending Litigation
- Personal Contact Information
- Personnel Records (in certain circumstances)
- Public Contract Documents (in certain circumstances)





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Public Interest Exemption

- Allows Public agencies to withhold a record if the agency can demonstrate that, on the facts of the particular case, the public interest served by not making the record public clearly outweighs the public interest served by the disclosure of the record" (Gov't Code 7922.000).
- This process is performed by the City Clerk, as advised by the City Attorney's Office.

Meeting Management

- City of Tracy abides by Rosenberg's Rules of Order.
- Per City Policy & Procedure members of the body are limited to 5 minutes for their comments.
- No commissioner can speak twice until all Commissioners have spoken once!
- Who Administers Meeting Management? Your Chair (or Vice Chair) as assisted by Staff.



Meeting Management— Making A Motion

- When can I make a Motion?
 - After deliberation by all Commissioners; Chair will usually ask for a motion.
- What are the “Magic Words” to make a Motion?
 - **Best** practice is to re-read the item title and include any amendments made & agreed upon by Commissioners
- Can I amend my motion?
 - Yes! And staff can help you clarify if you have questions!

What If We Change Our Minds?

- Motions for Reconsideration!
- When: Must be made at the same meeting the item was first voted upon.
- Who: Must be made by a member who voted in majority on original motion.
- How: Requires a majority vote to pass.



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Roll Call Votes

- When is it acceptable to simply ask for “all in favor, any objections” votes?
 - Straightforward items such as approval of the minutes or directing staff to place a non-controversial item on a future agenda (i.e., talk about recent changes to laws, municipal code updates, etc.)

What Happens If It's A 2-2 Vote?

TIE VOTES

- Results in no action taken and a new motion may be made that results in a majority vote.

NOT FINAL AUTHORITY?

- If there is a tie vote on an item with final authority, it is considered a denial.
- If there is a tie vote where the Commission recommends to City Council, it is considered no recommendation.

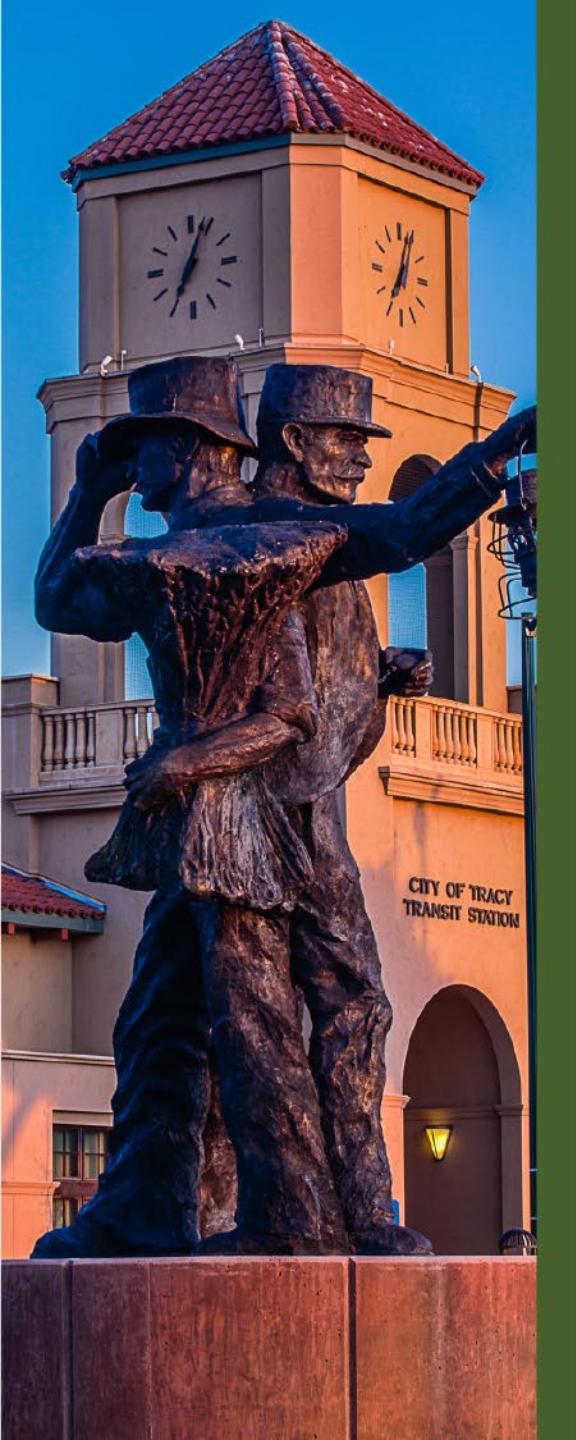


How Can I Make a Better Motion?

- No. 1 Tip for Commissioners: **BE. CLEAR.**
- Good Examples:
 - “I make a motion that we adopt Resolution No. 1234 approving _____.”
 - “I make a motion that we recommend that City Council approve _____.”
 - “I make a motion that we approve Item 2 as agendized.”
 - Good for very complex items without amendments.
- Bad Examples:
 - “Motion to approve!” (What are we approving?)



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Absent Members

- For public hearing items continued from a prior meeting, a Commissioner who was absent from the prior meeting may vote as long as:
 - (1) The Commissioner has read the staff report, reviewed any other materials submitted, and listened to the audio/video of the prior meeting; and
 - (2) Affirms having done so at the present meeting for the record.
- Also applies to minutes from a missed meeting.



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Relevant Policies

- Council Legal and Ethical Standards
 - Norms and Values Statement
 - Council Conduct Policy
 - Conflict of Interest Policy
 - Censure Policy
 - Nepotism Policy
 - Civility Policy
 - *Ex Parte* Communications Policy
- Questions on a Policy? Contact CAO!
- Because these were adopted by City Council, **All of them Apply to Measure V Committee!**



Thank you!
Any Questions?



[Date]

**CITY OF TRACY
MEASURE V RESIDENTS' OVERSIGHT COMMITTEE
REGULAR MEETING**

OCTOBER 20, 2025

AGENDA ITEM 6.A.

REQUEST

REVIEW OF UNAUDITED ACTUALS FOR FIRST QUARTER FISCAL YEAR 2025-26

BACKGROUND

The Measure V Resident's Oversight Committee meets quarterly to review actuals from the prior quarters. The scope of this discussion is "to review the expenditure of the revenue from this transactions and use tax" in accordance with the Committee's scope in Section 6.28.170 of the Tracy Municipal Code (TMC).

DISCUSSION

The City's fiscal year is from July 1 through June 30. The City conducts an annual audit at the close of the fiscal year. Section 6.28.160 of the TMC states "...no later than December 31st of each year, the City's independent auditors shall complete a financial audit report to include the revenue raised and expended by this tax."

*****CONTINUE TO NEXT PAGE*****

Below is a summary of the unaudited September 30, 2025, Measure V sales tax, which encompasses the first quarter financials for FY 2025-26. Prior year is presented for comparison.

<u>Measure V Sales Tax</u> (in thousands)	<u>FY 24/25</u> <u>Q1 Actuals</u>	<u>FY 25/26</u> <u>Adopted</u> <u>Budget</u>	<u>FY 25/26</u> <u>Q1 Actuals</u>
Revenues			
Measure V Sales Tax	944	11,908	930
Total Revenues	944	11,908	930
Expenses			
<u>Operations</u>			
Staffing	246	2,123	353
Legacy Operations	13	243	60
	<hr/>	<hr/>	<hr/>
	259	2,366	413
<u>Debt Service Payments</u>			
Debt Service - Bond Legacy	-	1,654	-
Debt Service - Bond MGRC	-	3,127	-
	<hr/>	<hr/>	<hr/>
	-	4,781	-
<u>Transfers Out to Measure V Capital</u>			
78186-Nature Park	-	526	-
Measure V Capital	-	4,235	-
	<hr/>	<hr/>	<hr/>
	-	4,761	-
Total Expenses	259	11,908	413

Attached is the accumulated totals of Measure V revenues and expenditures including committed fund balance as of September 30, 2025. The City's Sales Tax revenues are typically ninety (90) days in arrears as they are required to be paid to the State at the end of each quarter. The State processing is typically 60 days after the quarter end.

*****CONTINUE TO NEXT PAGE*****

The following table outlines dates and actions Council to commit Measure V funds:

Date	Action
October 30, 2017	<ul style="list-style-type: none"> ▪ Council prioritized Measure V projects <ul style="list-style-type: none"> ○ Aquatics Center, ○ Legacy Fields, ○ Multi-Generational Recreation Center (“Multi-Gen Rec Center”), ○ Library ○ Ritter Family Ball Park ▪ Committed 50% of all Measure V funds for debt to finance these amenities (Legacy Fields \$10 million; Aquatic Center \$30 million; Multi-Gen Rec Center \$40 million), 25% to pay-as-you-go amenities and 25% to operating and maintaining these amenities,
December 19, 2017	<ul style="list-style-type: none"> ▪ Approve Measure V funding for Senior Accountant (0.5 FTE) (<i>Resolution 2017-273</i>)
March 6, 2018	<ul style="list-style-type: none"> ▪ Council approved major community amenity projects to be funded by Measure V and allocated Measure V funds in the following amounts (<i>Resolution 2018-043</i>) <ul style="list-style-type: none"> ○ \$4 million (planning and design for the Multi-Gen Rec Center), ○ \$1 million (design for Aquatics Center) ○ \$1.5 million (design contract to complete Phase 1 at Legacy Fields). ○ Approve Measure V funding for Parks Planning & Development Manager (1 FTE) ▪ Council approved a construction contract to construct Phase 1C of Legacy Fields. This included an appropriation of \$3.6 million from Measure V funds. (<i>Resolution 2018-044</i>)
July 17, 2018	<ul style="list-style-type: none"> ▪ Council awarded construction contract to renovate the Lolly Hansen Senior Center, which included over \$950,000 in committed Measure V funds. (<i>Resolutions 2018-021 and 2018-141</i>)
July 17, 2018	<ul style="list-style-type: none"> ▪ Council approved a construction contract to construct Phase 1D of Legacy Fields. This included an appropriation of \$4.9 million from Measure V funds. (<i>Resolution 2018-146</i>)
September 18, 2018	<ul style="list-style-type: none"> ▪ Approve Measure V funding for Senior Maintenance Worker-Parks (1 FTE) (<i>Resolution 2018-197</i>)
March 5, 2019	<ul style="list-style-type: none"> ▪ Council directed staff to fund the City amenities (Aquatic Center and Multi-Generational Recreation Center) through a “pay-go” approach; in lieu of debt financing, funds would be accumulated over time.

Date	Action												
May 21, 2019	<ul style="list-style-type: none"> Council approves land purchase from Wastewater Fund for expanded park land at Legacy Fields, \$1.8M (<i>Resolution 2019-104</i>) Ratified, by motion, August 18, 2020 												
November 5, 2019	<ul style="list-style-type: none"> Developer presented Aquatic Center Final Conceptual Plan funding scenarios of \$54M, \$80M and \$130M. Council, by motion, established a total not-to-exceed budget of \$65M (\$55M in Measure V and \$10M in Developer's Contribution) for the Aquatic Center 												
November 19, 2020	<ul style="list-style-type: none"> Council confirms Measure V project priorities and approves funding allocations. (<i>Resolution 2019-232</i>) <table border="1"> <thead> <tr> <th>Project</th><th>Amount</th><th>Timeline</th></tr> </thead> <tbody> <tr> <td>Aquatic Center</td><td>\$55M</td><td>2019-2024</td></tr> <tr> <td>Multi-Gen Rec Center</td><td>\$40M</td><td>2024-2028</td></tr> <tr> <td>Operations & Maintenance</td><td>\$40M</td><td>2024-2037</td></tr> </tbody> </table> <p>Note: Timelines may shift based on future Council direction regarding pay-go projects.</p>	Project	Amount	Timeline	Aquatic Center	\$55M	2019-2024	Multi-Gen Rec Center	\$40M	2024-2028	Operations & Maintenance	\$40M	2024-2037
Project	Amount	Timeline											
Aquatic Center	\$55M	2019-2024											
Multi-Gen Rec Center	\$40M	2024-2028											
Operations & Maintenance	\$40M	2024-2037											
June 16, 2020	<ul style="list-style-type: none"> Council approves one-time use of Measure V to fund General Fund deficit resulting from the COVID-19, \$2.2M. Council directs staff to repay the funds within three years. (<i>Resolution 2020-105</i>) 												
August 18, 2020	<ul style="list-style-type: none"> Council approved the Aquatic Center Final Conceptual Plan with a not-to-exceed budget of \$65 million, including contingency and soft costs, \$55M from Measure V and \$10M from Developer's Contribution. (<i>Resolution 2020-154</i>) 												
December 15, 2020	<ul style="list-style-type: none"> Council approved \$500,000 Small Business Grant; returning for further discussion for funding at midyear. (<i>Resolution 2020-215</i>) 												
March 23 (capital five year plan approval) May 16 (budget approval)	<ul style="list-style-type: none"> Legacy Fields: Per Council direction, staff will proceed with construction of Phase 1E including optional improvements for \$17.1 million using debt financing funded by Measure V. Bid documents will be finalized and the project will be put out to bid in Fall 2021. Construction is estimated to take 12-18 months with completion tentatively set for Fall/Winter 2022. <ul style="list-style-type: none"> <u>Phase 1E Scope of Work</u> <ol style="list-style-type: none"> Eastern Wagon Wheel Improvements (to match Western Wagon Wheel) <ul style="list-style-type: none"> Fields 3, 4 and 5 fencing and paving Renovation of Field 1 Renovation of Field 2 												

Date	Action
	<p>4. Paving, parking lot access and shade structures for all fields</p> <p>5. Restroom/Concession Building and plaza area</p> <p>6. Electrical infrastructure work for all fields</p> <p>7. Sport field and pathway lighting</p> <p>b. Parking Lot Improvements</p> <ol style="list-style-type: none"> 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 fully improved overflow parking lot to the northwest of the soccer fields 5. Roadway & Sidewalk Top Seal 6. Slurry seal and stripe spine road 7. Slurry seal and repair existing asphalt sidewalk <p>c. Wayfinding, Signage & Sponsorship Opportunities Package</p> <ol style="list-style-type: none"> 1. Vehicular Approach and Experience 2. Pedestrian Approach and Experience 3. Field Identification Markers 4. Informational Kiosks, Photo ops, Branding <p>d. Other Critical Improvements</p> <ol style="list-style-type: none"> 1. Sump pump to address flooding along Tracy Boulevard 2. Electrical improvements to Maintenance Yard <ul style="list-style-type: none"> ▪ <i>Multi-Generational Recreational Center:</i> Per Council direction, staff will proceed with a phased approach to constructing this project with Phase 1 completion goal of 2023. Phase 1 includes \$3.9 million of committed Measure V funding, \$4 million in public benefit money from Prologis, and another \$17 million from Measure V (estimated budget for Phase 1 is \$24.9 million). Staff will return to the City Council with a request for policy direction on the project including site selection and scope of Phase 1. After the scope and site location are determined, staff will issue a Request for Proposals (RFP) to begin design of Phase 1. The remaining phase(s) will be on hold until additional funding is available after 2028 and the completion of the Aquatics Center; estimated total not to exceed budget of \$40 million. ▪ <i>Aquatics Center:</i> Per Council direction, staff will continue to work on a phased approach to the Aquatics Center project with Surland Communities, LLC (Developer). Depending on

Date	Action
	<p>Council direction, a phasing plan could see the Phase 1 open by 2026. Phase 2 would be completed by 2028 for the total not to exceed budget of \$65 million, including contingency and soft costs; funded from \$55 million of Measure V and \$10 million in developer contribution.</p> <ul style="list-style-type: none"> ▪ <i>Nature Park:</i> The Nature Park is now considered a Measure V major amenity project as a “future funded” in 2030 outside the five-year CIP Outlook. There is approximately \$375,000 in the budget from the Swainson’s Hawk Habitat Mitigation Fund that can be used for initial planning this project. Staff is still working on determining if this funding can be spent on design and/or construction. Also, there may be an opportunity to utilize other community benefit funds in the amount of \$200,000 from the Holly Commerce project. Should Council decide to allocate this community benefit money, staff can return with options for project planning that may include, amongst other things, partnering with a nursery to purchase and maintain tree seeds for future use contract grow trees for the project. This strategy is common practice for landscape projects that have long timeline for completion or site conditions that do not allow for trees to be planting for a substantial amount of time.
November 2, 2021	<ul style="list-style-type: none"> ▪ Legacy Fields Bond Financing – Per Council direction staff to proceed with a tax-exempt lease revenue bond financing for Legacy Fields Measure V amenity, \$21 million of construction proceeds with a 15-year repayment term. The estimated annual lease payment of \$1.6 million dollars will be funded through General Fund Measure V Sales Tax. The estimated lease payments are based on current market rates and subject to change based on market conditions at the time of sale.
February 22, 2022	<ul style="list-style-type: none"> ▪ Council Direction from Measure V Special Meeting: ▪ Committed \$1 million of Measure V to Nature Park for the design of phase 1 ▪ Allocated \$40 million (\$31 million from Measure V and \$9 million other sources) to the Multi-Generational Recreation Center project and proceed with one phase only of construction. ▪ Expansion of debt financing to include the Rec Center for \$31 million and commit Measure V reserves to the Aquatic Center’s \$55 million (City) budget and avoid phasing of the project. ▪ Commit \$3 million in Measure V funds to begin the feasibility and design study of Ritter Family Ball Park.
April 5, 2022	<ul style="list-style-type: none"> ▪ Council approved issuance and sale of bonds in the Aggregate Principal Amount of Not-To-Exceed \$22,000,000

Date	Action
	by the Tracy Public Financing Authority to provide financing for public improvements to be owned and operated by the City (Legacy Fields)
June 24, 2022	<ul style="list-style-type: none"> ▪ Council adopted resolution 2022-087 authorizing the commitment of Measure V Funds for specified purposes, for the amended FY 2021/22 Annual Budget and the Proposed FY 2022/23 Annual Budget – direction provided from February 22, 2022, Meeting ▪ Approved funding for new Parks Coordinator from Measure V
July 5, 2022	<ul style="list-style-type: none"> ▪ Council adopted a resolution declaring El Pescadero Park as the site location for the Multi-Generational Recreation Center
April 18, 2023	<ul style="list-style-type: none"> ▪ Council approved (Reso 2023-067) one-time funding of \$600,000 to the Parks and Recreation Department for the purchase of equipment to maintain and operate Legacy Fields ▪ And the addition of (1) Senior Maintenance Worker, and (4) Maintenance Workers to be funded through Measure V
December 5, 2023	<ul style="list-style-type: none"> ▪ Council by motion approved a proposed funding plan for the Multi-Generational Recreation Center project (CIP 78178), which plan includes future appropriations from Impact Fees and Transit funds and an authorization to proceed with lease revenue bond financing against Measure V funds in the amount of \$54,000,000.
May 21, 2024	<ul style="list-style-type: none"> ▪ Council approved issuance and sale of bonds in the Aggregate Principal Amount of Not-To-Exceed \$60,000,000 by the Tracy Public Financing Authority to provide financing for the acquisition and construction of the Multi-Generational Recreation Center, improvements to El Pescadero Park and related public improvements. (Reso 2024-078)

RECOMMENDATION

Staff recommends that Committee receive the FY 2025-26 unaudited first quarter, September 30, 2025, for Measure V.

Prepared by: Felicia Galindo, Budget Officer
 Approved by: Sara Castro, Finance Director

ATTACHMENTS

Attachment A: Measure V Accumulated Total Unaudited 1st Quarter FY 2025-26

Attachment B: Measure V Expenditures Unaudited 1st Quarter FY 2025-26

MEASURE V RESIDENTIAL OVERSIGHT COMMITTEE MEETING

**ACCUMULATED TOTALS FOR MEASURE V AS OF 9/30/2025
(UNAUDITED)**

	Council Action	Timeline	Committed	Funded	Expensed to Date	Remaining Committed	Fund Balance
Expense							
Operations and Maintenance for Amenities:	RESO	Fiscal Years					
Finance	2019-232	2024-2037	\$ 40,000,000	\$ -	\$ -	\$ 40,000,000	\$ -
.50 Senior Accountant	2017-273	2018-2037		\$ 370,407	\$ 370,407		
Parks & Recreation							
1.0 Parks Planning Development Manager & 1.0 Parks Coordinator	2018-043, 2022-087, 2022-152	2018-2037		\$ 1,859,019	\$ 1,859,019		
2.0 Senior Maintenance Worker Parks	2018-197,						
4.0 Maintenance Workers Legacy Fields	2023-067	2019-2037		\$ 1,291,394	\$ 1,291,394		
Operational Expenses - Legacy Fields	2023-067	2023-2037		\$ 933,155	\$ 933,155		
			\$ 40,000,000	\$ 4,453,975	\$ 4,453,975	\$ 35,546,025	\$ -
Small Business Relief Grant	2020-215	2021	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -
			\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -
Debt Service			Bond Issuance				
2022 Lease Revenue Bond Legacy Fields - Principal	2022-043	2022-2037	\$ 18,275,000	\$ 2,455,000	\$ 2,455,000	\$ 15,820,000	
2022 Lease Revenue Bond Legacy Fields - Interest	2022-043	2022-2037	\$ 8,204,938	\$ 2,513,188	\$ 2,513,188	\$ 5,691,750	
2024 Lease Revenue Bond MGRC - Principal	2024-078	2024-2054	\$ 50,355,000	\$ 13,325,000	\$ -	\$ 13,325,000	
2024 Lease Revenue Bond MGRC - Interest	2024-078	2024-2054	\$ 45,571,617	\$ 28,563,611	\$ 2,087,330	\$ 2,087,330	\$ 26,476,281
		Total Lease Revenue Bond	\$ 122,406,555	\$ 68,368,548	\$ 7,055,518	\$ 7,055,518	\$ 61,313,031
Amenities							
Aquatic Center							
Aquatic Center (CIP 78054)	2018-043	2018-2026	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -
Aquatic Center (CIP 78054)	2019-232	2018-2026	\$ 54,000,000	\$ 54,000,000	\$ 1,907,120	\$ 53,092,880	\$ 53,092,880
		Total Aquatic Center	\$ 55,000,000	\$ 55,000,000	\$ 1,907,120	\$ 53,092,880	\$ 53,092,880
Legacy Fields							
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	\$ 3,662,068	\$ -	\$ -
	2018-043;						
Legacy Fields Sports Complex (CIP 78164)	2018-146	2018-2020	\$ 6,400,000	\$ 6,400,000	\$ 6,393,428	\$ 6,572	\$ 6,572
		Total Legacy Fields	\$ 11,895,668	\$ 11,895,668	\$ 11,889,096	\$ 6,572	\$ 6,572
MutiGen Recreation Center							
MutiGen Recreation Center (CIP 78178)	2018-043	2018-2026	\$ 4,000,000	\$ 4,000,000	\$ 934,678	\$ 3,065,322	\$ 3,065,322
		Total MultiGen Recreation Center	\$ 4,000,000	\$ 4,000,000	\$ 934,678	\$ 3,065,322	\$ 3,065,322
Nature Park							
Nature Park (CIP 78186)	2022-087	2023	\$ 8,000,000	\$ 7,474,371	\$ -	\$ 8,000,000	\$ 7,474,371
		Total Nature Park	\$ 8,000,000	\$ 7,474,371	\$ -	\$ 8,000,000	\$ 7,474,371
Ritter Family Ball Park							
Ritter Family Ball Park (CIP 78187)	2022-087	2023	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000
		Total Ritter Family Ball Park	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000
Senior Center							
	2018-141;						
Senior Center Construction Contract (CIP 78155)	2018-021	2018	\$ 950,000	\$ 950,000	\$ 949,939	\$ 61	\$ 61
		Total Senior Center	\$ 950,000	\$ 950,000	\$ 949,939	\$ 61	\$ 61
		Totals	\$ 191,714,216	\$ 94,329,531	\$ 27,690,326	\$ 164,017,319	\$ 66,639,206
						Uncommitted	\$ 756,235
						Fund Balance	\$ 67,395,441

CITY OF TRACY
MEASURE V EXPENDITURES

	2022	2023	2024	Un-Audited 2025	Un-Audited 2026
REVENUES:					
Measure V Local Sales Tax	13,017,279	10,487,942	12,110,516	11,899,381	930,014
Interest Earnings	-	-	-	-	-
Total Measure V revenues	13,017,279	10,487,942	12,110,516	11,899,381	930,014
EXPENDITURES:					
Operations and Maintenance for Amenities:					
Finance					
.50 Senior Accountant	64,673	88,031	93,656	100,299	23,748
Parks & Recreation					
1.0 Parks Planning Development Manager & 1.0					
Parks Coordinator	199,796	222,870	323,480	293,903	90,408
2.0 Senior Maintenance & 4.0 Maintenance					
Workers Parks	100,005	125,109	243,258	584,265	238,757
Operational Expenses	-	59,150	494,951	319,040	60,014
Small Business Relief Grant	-	-	-	-	-
Capital Projects					
Aquatic Center					
Aquatic Center (CIP 78054)	-	2,237	251,757	1,174,507	436,771
Legacy Fields					
Legacy Fields land purchase	-	-	-	-	-
Legacy Fields Sports Complex (CIP 78163)	-	-	-	-	-
Legacy Fields Sports Complex (CIP 78164)	243	-	-	-	-
MutiGen Recreation Center					
MutiGen Recreation Center (CIP 78178)	140,409	1,251,621	(959,937)	378,671	13,858
Nature Park					
Nature Park (CIP 78186)	-	-	-	-	-
Ritter Family Ball Park					
Ritter Family Ball Park (CIP 78187)	-	-	-	-	-
Senior Center					
Senior Center Construction Contract (CIP 78155)	-	-	-	-	-
Debt service:					
Lease Revenue Bond					
Principal	-	810,000	800,000	845,000	-
Interest	-	847,813	853,250	2,899,455	-
Total expenditures	505,126	3,406,831	2,100,415	6,595,140	863,556
REVENUES OVER EXPENDITURES	12,512,153	7,081,111	10,010,101	5,304,241	66,458
NET CHANGE IN FUND BALANCES	12,512,153	7,081,111	10,010,101	5,304,241	66,458
FUND BALANCES, BEGINNING OF YEAR	32,421,378	44,933,531	52,014,642	62,024,743	67,328,984
FUND BALANCES, END OF YEAR	44,933,531	52,014,642	62,024,743	67,328,984	67,395,442

**CITY OF TRACY
MEASURE V RESIDENTS' OVERSIGHT COMMITTEE
REGULAR MEETING**

October 20, 2025

AGENDA ITEM 7.A.

REQUEST

**SELECT A NEW DATE IN JANUARY FOR A SPECIAL MEETING OF THE
MEASURE V RESIDENTS' OVERSIGHT COMMITTEE, DUE TO THE
REGULARLY SCHEDULED MEETING DATE, AS SET BY THE BYLAWS,
FALLING ON A HOLIDAY**

BACKGROUND

The Bylaws of the Measure V Resident Oversight Committee states that the committee will meet quarterly on the third Monday in January, April, July and October. The third Monday in January is a holiday, and the committee will need to select another date in January to hold a Special meeting.

DISCUSSION

Per the Measure V Resident Oversight Committee Bylaws, paragraph G - Meetings, the committee will meet a minimum of four times a year, on a quarterly basis on the third Monday in January, April, July and October at 5:30 p.m. at City Hall Room 203.

The third Monday in January (19th) is the Martin Luther King Jr. holiday, and the city offices are closed. Due to the regularly scheduled meeting falling on a holiday, it is in the best interest of the committee to hold a special meeting and select another date in January to meet.

RECOMMENDATION

It is recommended that the Measure V Resident Oversight Committee select a date in January to hold a special meeting due to the regularly scheduled meeting falling on a holiday.

Prepared by: Felicia Galindo, Budget Officer

Approved by: Sara Castro, Finance Director