

NOTICE OF REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the **PARKS AND COMMUNITY SERVICES COMMISSION** is hereby called for:

Date/Time: Thursday, May 7, 2026, at 7:00 p.m.
(or as soon thereafter as possible)

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

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54954.3, WHICH STATES THAT EVERY PUBLIC MEETING SHALL PROVIDE AN OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION ON ANY ITEM, BEFORE OR DURING CONSIDERATION OF THE ITEM. HOWEVER, NO ACTION SHALL BE TAKEN ON ANY ITEM NOT ON THE AGENDA.

MEETING AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
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. 2026-053. Pursuant to the City's policy, any public comment speaker on any item/segment (be it general public comment on an item not on the agenda; on a discussion/regular item; presentation; a public hearing; an appeal; an informational item; Consent Calendar; and/or an item pulled from the Consent Calendar), shall be limited to:
 - Less than 5 requests (1-4 requests): Each speaker gets 4 minutes.
 - 5-15 requests: Each speaker gets 3 minutes.
 - 16 to 25 requests: Each speaker gets 2 minutes.
 - More than 26 requests: Each speaker gets 90 seconds.
 - For all requests submitted/hands raised after the first speaker is called (regardless of the number of speakers), the speakers shall receive 90 seconds.
5. Approval of Meeting Minutes
 - A. **REVIEW AND APPROVE THE REGULAR MEETING MINUTES FROM: April 2, 2026**

6. New Business
 - A. **REVIEW AND PROVIDE INPUT TO STAFF ON TWO PROPOSED PARK CONCEPT PLANS FOR THE FLORENCE STEVENS RENOVATION PROJECT (CIP 78188)**
7. Staff Items (Verbal)
 - A. **RECEIVE THE SENIORS' ANNUAL REPORT**
 - B. **RECEIVE THE YOUTH & TEENS REPORT**
 - C. **RECEIVE THE PARK MAINTENANCE REPORT**
8. Items from the Commission
9. Adjournment

AGENDA POSTED: April 30, 2026

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 to participate should call City Hall at (209) 831-6000 at least 24 hours before the meeting.

Any submissions, letters, notes, complaints, and/or comments that an individual and/or entity wishes to be submitted and included in the official record for a Parks and Community Services Commission meeting shall be due **before 12:00 p.m. on the day of the meeting** (i.e., 11:59 a.m. or earlier). Any submissions, letters, notes, complaints, and/or comments received timely as prescribed by this section will be transmitted to the Parks and Community Services Commission and appropriate staff member(s), posted on the City's website, provided for inspection at the relevant Parks and Community Services Commission Meeting, and included in the official meeting record. Any submissions, letters, notes, complaints, and/or comments that arrive at 12:00 p.m. or later on the day of a Parks and Community Services Commission meeting, while not part of the official meeting record, will be transmitted to the Parks and Community Services Commission and appropriate staff member(s). For non-agendized items, the Commission may briefly respond to statements made or questions posed by individuals during public comment; ask clarifying questions, 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 Commission.

Full copy of the agenda can be found at the Tracy Library as well on the City's Website:

<https://www.cityoftracy.org/government/boards-and-commissions/parks-and-community-services-commission>

**PARK AND COMMUNITY SERVICES COMMISSION
REGULAR MEETING MINUTES
Thursday, April 2, 2026**

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 and Fagin
- b. Absent: Commissioner Jimenez
- c. Staff Present: Brian MacDonald, Director of Parks, Recreation and Community Services; Richard Joaquin, Assistant Director of Parks, Recreation and Community Services; Jolene Jauregui, Recreation Manager; Lauren Repetto, Recreation Supervisor; Brandon Johnson, Parks Planning and Development Manager; Amanda Jensen, Recreation Coordinator; Kamal Gill, Deputy City Attorney
- d. Recorded By: Andrea Pedigo, Executive Assistant; Norma Padilla, Administrative Assistant; and Catherine Sena, Administrative Assistant

3. PLEDGE OF ALLEGIANCE:

Commissioner Fagin led the Pledge of Allegiance.

4. ITEMS FROM THE AUDIENCE:

None.

5. APPROVAL OF MEETING MINUTES

- a. Reviewed and approved the Regular Meeting Minutes from **March 5, 2026.**

ACTION: Commissioner Fagin motioned to approve the March 5, 2026, Regular Meeting Minutes, and Chair Lieberg seconded the motion. Roll call found all in favor with a 3,0,0 vote. Passed and so ordered.

6. NEW BUSINESS

- a. **REVIEW AND APPROVE STAFF'S RECOMMENDATION TO THE CITY COUNCIL REGARDING THE ADOPTION OF THE FISCAL YEAR 2026-2027 RECREATION PROGRAM AND FACILITY USE FEE SCHEDULE.**

Lauren Repetto, Recreation Supervisor, presented the staff report and PowerPoint to the commission.

No comments or questions from the commission or audience for item 6. a.

ACTION: Commissioner Arbogast motioned to approve the staff's recommendation to the city council regarding the adoption of the fiscal year 20206-2027 recreation program facility use fee schedule. Commissioner Fagin seconded the motion. Roll call found all in favor with a 3,0,0 vote.

b. REVIEW AND PROVIDE INPUT ON THE CIP PRIORITIES FOR FY 2026-2031.

Brandon Johnson, Parks Planning and Development Manager, presented the staff report and PowerPoint to the commission.

Commission question followed.

Brandon Johnson, Parks Planning and Development Manager and Richard Joaquin, Assistant Director of Parks, Recreation and Community Services, answered the questions of the commission.

7. ITEMS FROM STAFF:

a. RECEIVE THE COMMUNITY EVENTS REPORT

Amanda Jensen, Recreation Coordinator, presented the PowerPoint to the Commission.

No comments or questions from the commission or audience for Item 7. a.

b. RECEIVE THE SPECIAL INTEREST REPORT

Amanda Jensen, Recreation coordinator, presented the PowerPoint to the Commission.

Commission questions followed.

Amanda Jensen, Recreation Coordinator, answered the questions from the commission.

8. ITEMS FROM THE COMMISSION

Commissioner Arbogast mentioned that the spring rollin' rec program and the first 3 weeks have been completed with excellent turnout and positive feedback. Staff is doing a great job.

Commissioner Fagin thanked staff for always doing a phenomenal job. Reports are always professional, informative, and updated.

Chair Lieberg echoed the comment from Commissioner Fagin.

Chair Lieberg for the record stated that Vice Chair ShROUT resigned his position with the Parks Department as he was appointed to the Planning Commission. Therefore, we will need a new Vice Chair and add this to a future agenda item.

Chair Lieberg also requested an update on the Aquatics Center.

9. ADJOURNMENT:

Time of Adjournment: 7:38 pm

ACTION: Motion was made by Chair Lieberg and seconded by Commissioner Arbogast to adjourn the meeting at said time of 7:38 p.m. Roll call found all in favor, passed, and so ordered with 3,0,0 vote.

The above agenda was posted at Tracy City Hall on March 30, 2026. The above are action minutes. A recording of the meeting is available at the Parks, Recreation & Community Services Department.

Brian MacDonald
Director of Parks, Recreation & Community Services

CITY OF TRACY
PARKS & COMMUNITY SERVICES COMMISSION MEETING
May 7, 2026

AGENDA ITEM 6. A.

REQUEST

REVIEW AND PROVIDE INPUT TO STAFF ON TWO PROPOSED PARK CONCEPT PLANS FOR THE FLORENCE STEVENS PARK RENOVATION PROJECT (CIP 78188)

BACKGROUND

The City of Tracy's Parks, Recreation, and Community Services Department is proposing renovations to Florence Stevens Park, a 1.5-acre neighborhood park located at 584 Pescadero Avenue, near the intersection of Pescadero Ave and James Wright Lane. Based on community outreach and input, the design team has prepared two conceptual design alternatives for consideration. Staff is requesting that the Commission review both concepts and provide input on the conceptual plans to allow the project to advance into final design and cost estimating.

Staff is bringing this item to the Parks Commission for review of the design in accordance with the Bylaws of the Parks and Community Services Commission. A.4: "Review grants, facility developments, designs, and recreation programs."

DISCUSSION

Florence Stevens Park was constructed in 1990 and has not received a comprehensive capital reinvestment since its original development. The park did receive a playground renovation in 2010; however, the existing playground is now nearing the end of its typical lifespan (15-20 years). In Fiscal Year (FY) 2022-2023, staff submitted a Capital Improvement Program (CIP) request to renovate the park, which is located in the City's Landscape Maintenance District (LMD) Zone 17. Park renovation projects are prioritized based on facility condition, community need, and available funding sources identified through the City's Capital Improvement Program process.

Florence Stevens Park, identified in the Parks, Recreation, and Trails Master Plan as a potential park renovation project, was selected for a renovation due to the need to replace aging playground equipment and the opportunity to reinvest in an established park and greenway. The project also aligns with the City's broader goal of maintaining and revitalizing existing park facilities throughout the community as funding becomes available.

In September 2025, the Parks Planning and Development Division issued a request for proposals to its on-call landscape architectural consultants for design services. In October 2025, Westwood was selected as the design team for the project.

Community Engagement

Community engagement was conducted through both online and in-person opportunities:

- On November 25, 2025, the Recreation Division launched an online survey to gather community input regarding desired park improvements. The survey closed on February 7, 2025, and received 18 responses.
- On January 24, 2026, staff and the design team from Westwood hosted an open-house style community meeting at Florence Stevens Park to collect in-person feedback from the community, with approximately 18 people in attendance.

Community members were asked to provide input on playground renovation themes, most desired improvements for existing features, and new amenities they would like to see added. Input received through these outreach efforts directly informed the development of two conceptual design alternatives.

Conceptual Design Alternatives

Based on community feedback, Westwood developed two conceptual design options for the playground.

The proposed project scope includes the following components:

- Playground renovation
 - Alternative (A): Forest
 - Alternative (B): Railroad
- Sports court renovation
- Furnishings replacement
- Basketball equipment refurbishment
- Non-functional turf removal and replacement with mulch
- Drought-tolerant planting at park and greenbelt entrances

At the community meeting, multiple community members expressed interest in adding lighting to the park. Staff is evaluating whether site lighting could be incorporated into the project; however, the current project scope prioritizes replacement and renovation of existing park amenities. Additional improvements may be evaluated as potential add-alternates during the design process, subject to available project funding.

Staff is requesting that the Commission review both conceptual design alternatives and provide input to staff on the proposed concepts to advance into final design and cost refinement. While elements of both alternatives could potentially be combined, selecting one primary concept will allow the design team to efficiently advance the project into final design and cost estimating while maintaining the project schedule.

RECOMMENDATION

review and provide input to staff on two proposed park concept plans for the Florence Stevens Park Renovation Project (CIP 78188)

Prepared by: Brandon Johnson, Parks Planning & Development Manager

Reviewed by: Richard Joaquin, Asst. Director of Parks, Recreation, & Community Services

Approved by: Brian MacDonald, Parks and Recreation Director

Attachments

Attachment A: Florence Park Renovation Presentation for the Parks and Community Services Commission Meeting / Community Meeting #2 April 2, 2026



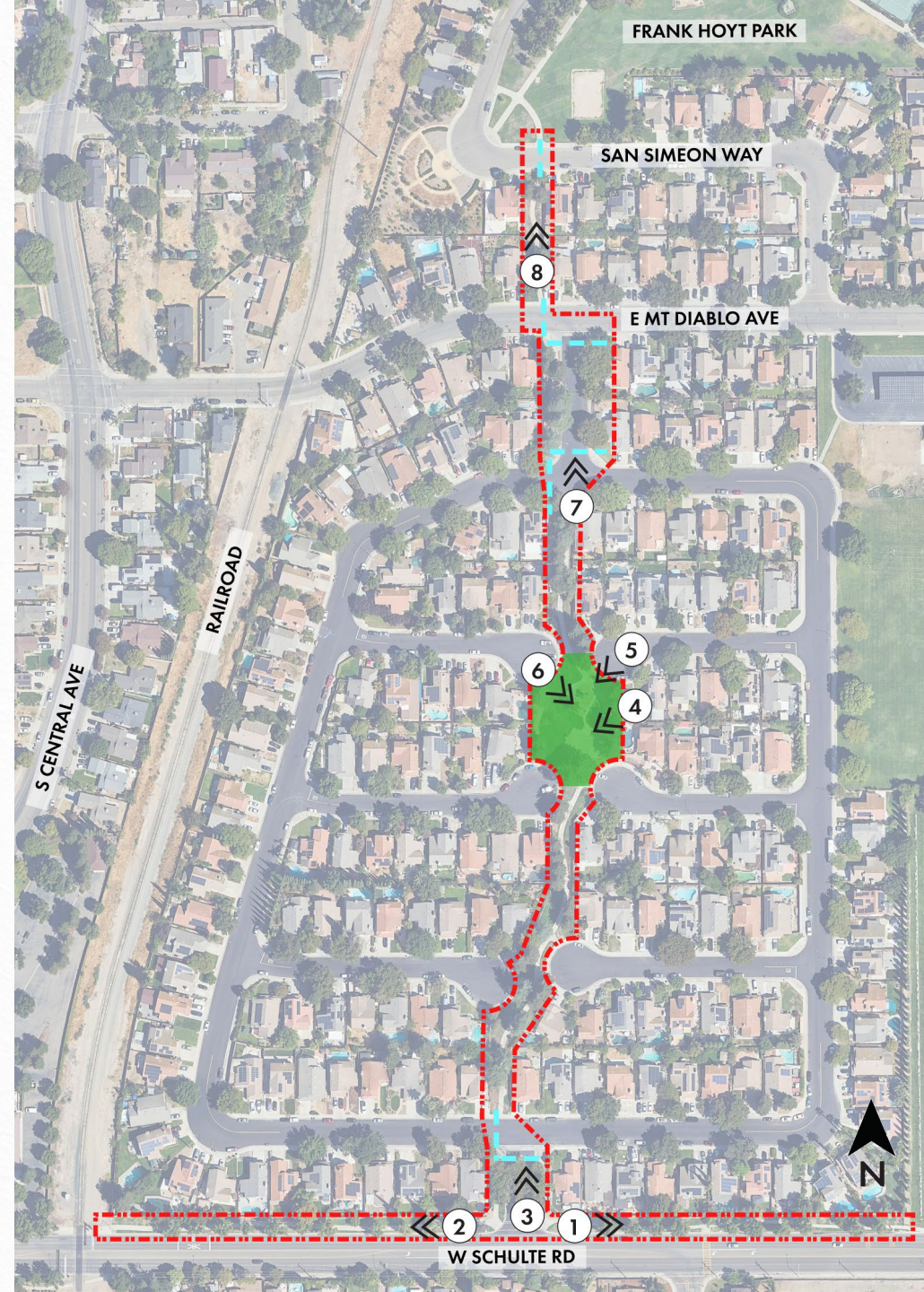
City of Tracy Parks Commission Meeting

Thursday, May 7th, 2026



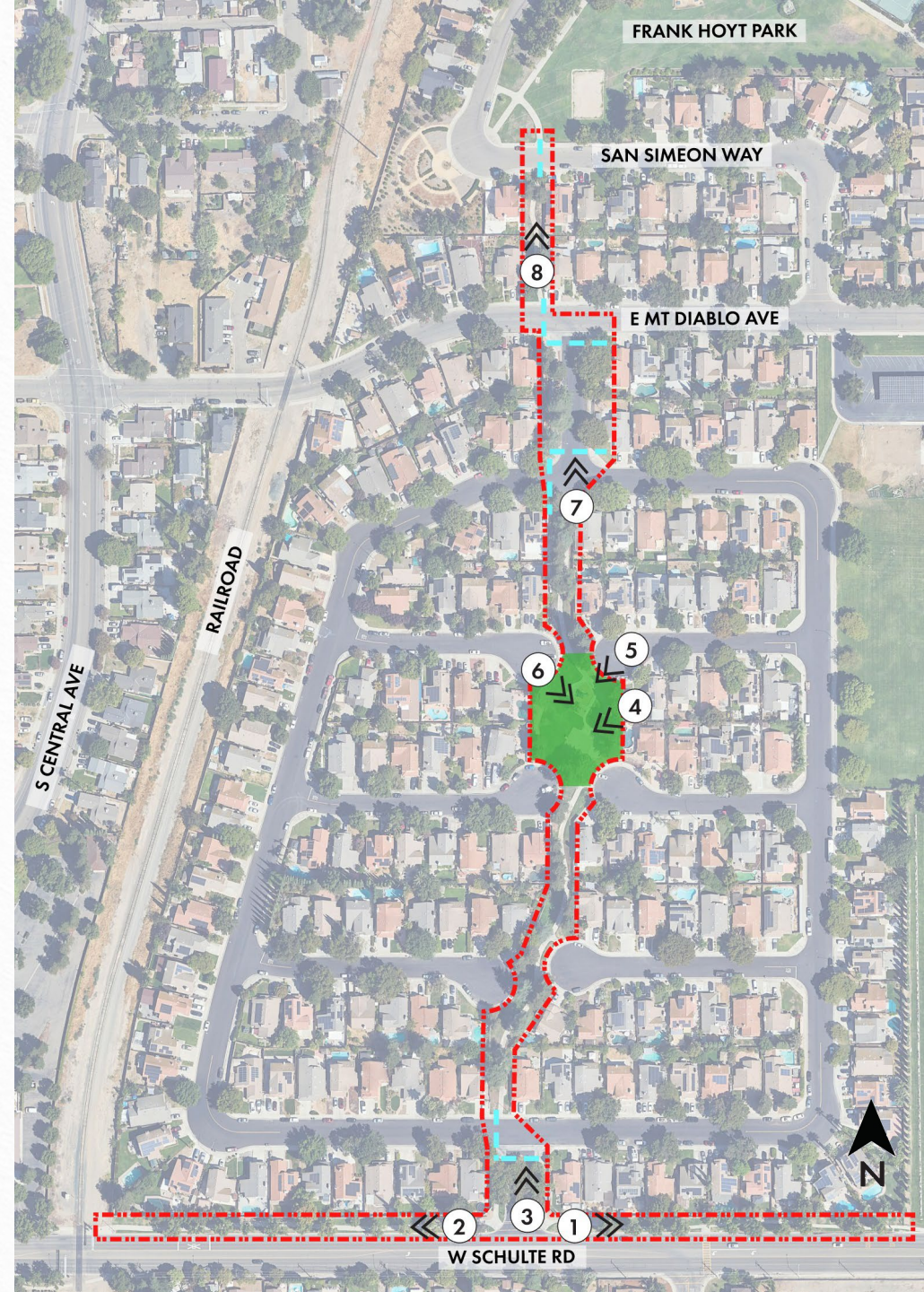


Existing Conditions





Existing Conditions



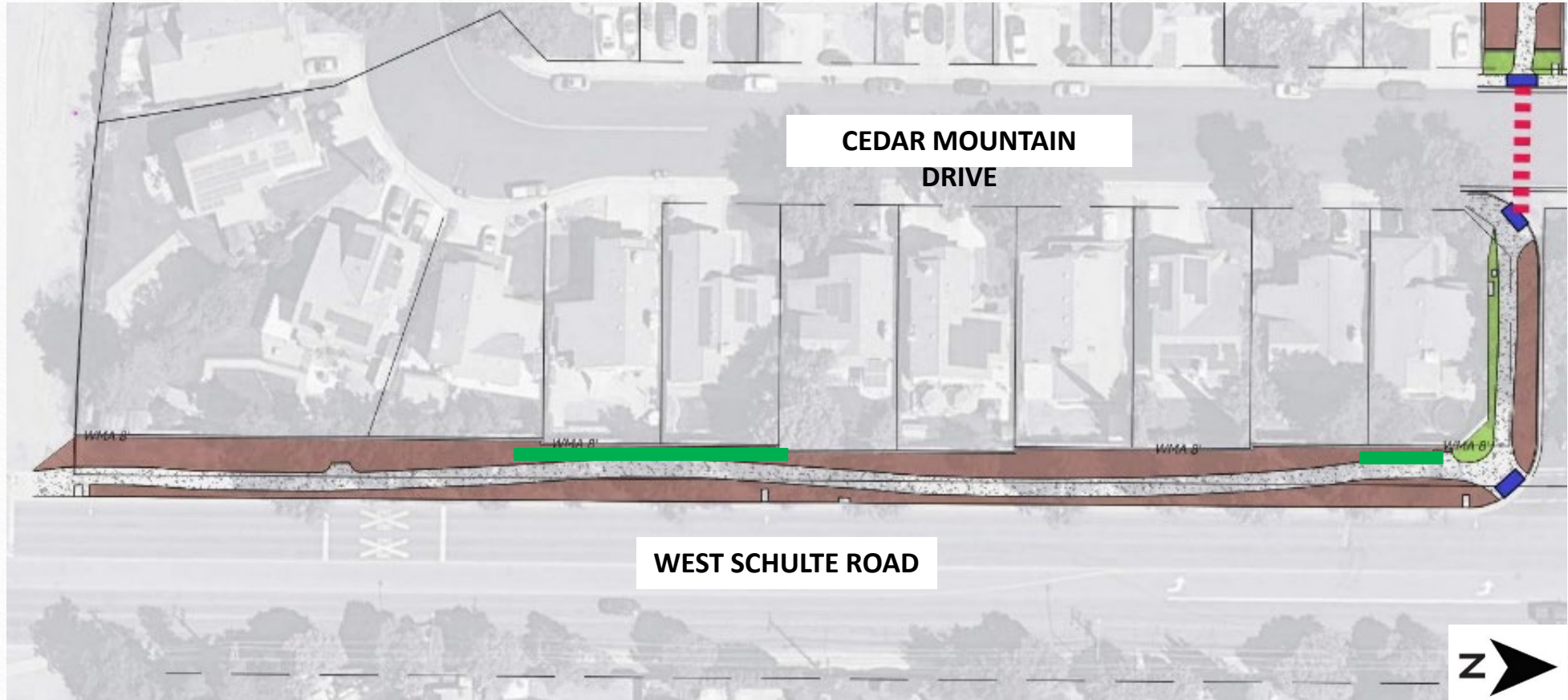


Proposed Improvements

West Schulte Road – Cedar Mountain Drive

LEGEND

- EXISTING TURF TO REMOVE AND REPLACE WITH MULCH
- EXISTING MULCH TO REMAIN
- NEW ACCENT PLANTING
- EXISTING TURF TO REMAIN
- NEW CURB RAMP LOCATION
- NEW CROSSWALK LOCATION
- PATH OF TRAVEL
- ADA PATHWAY
- EXISTING VINES AND SHRUBS TO REMAIN



Note:
Upgrades to site lighting are not part of proposed scope.

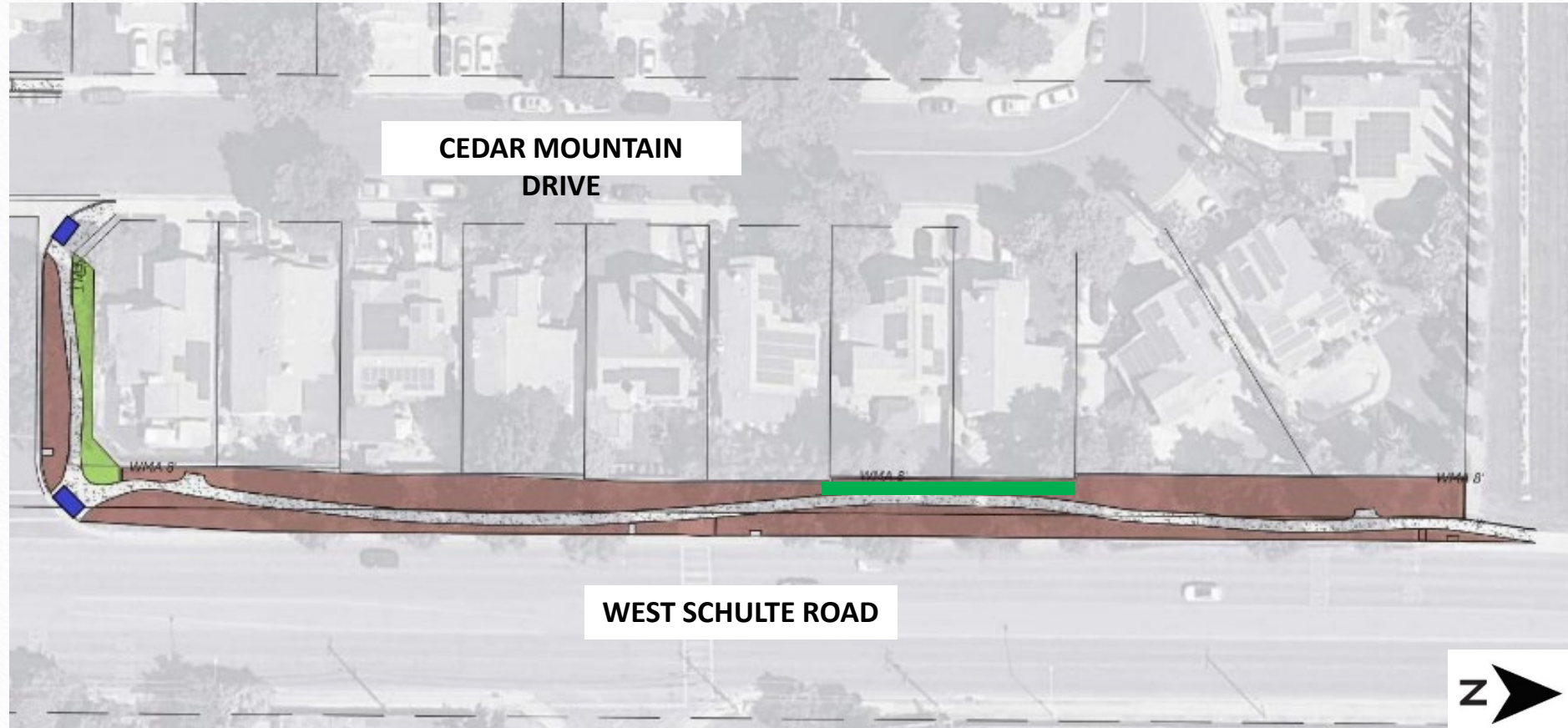


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West Schulte Road – Cedar Mountain Drive

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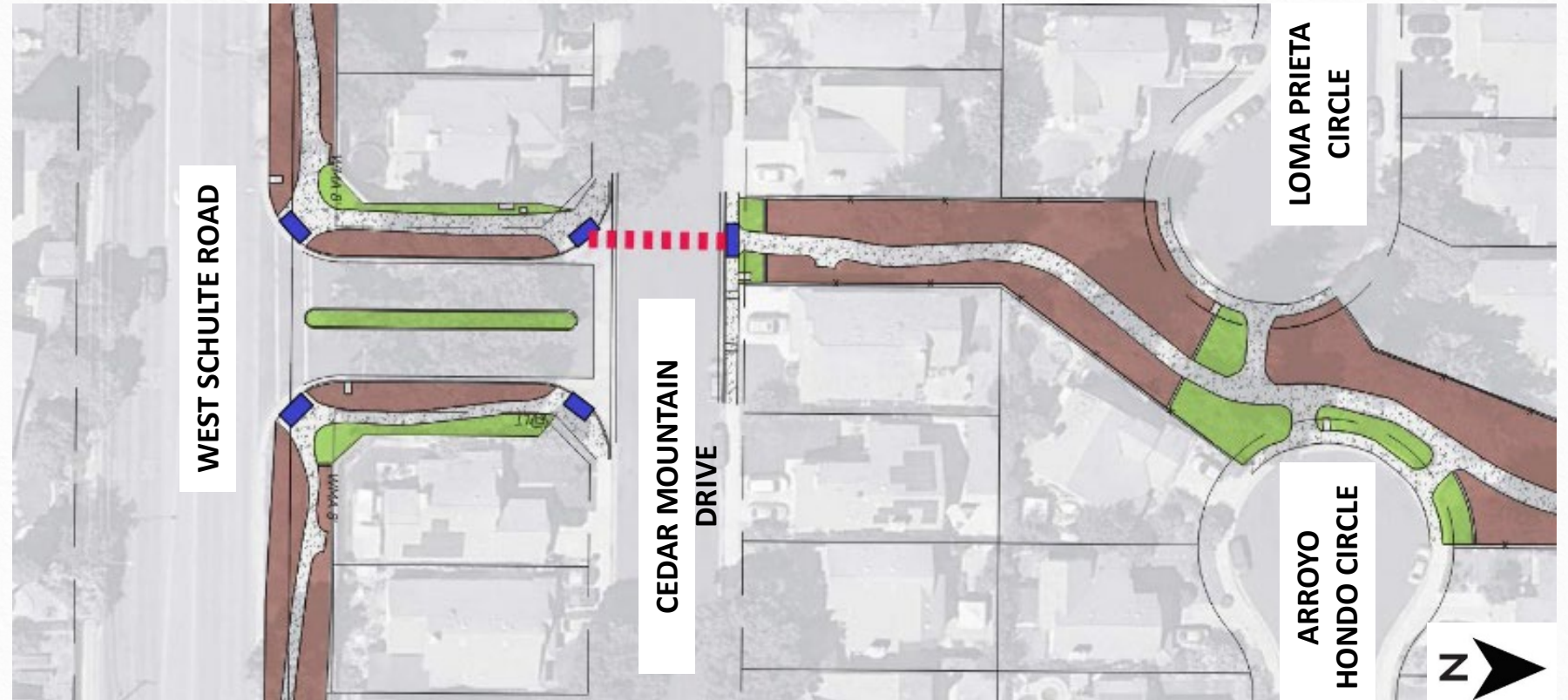


Proposed Improvements

West Schulte Road – Cedar Mountain Drive

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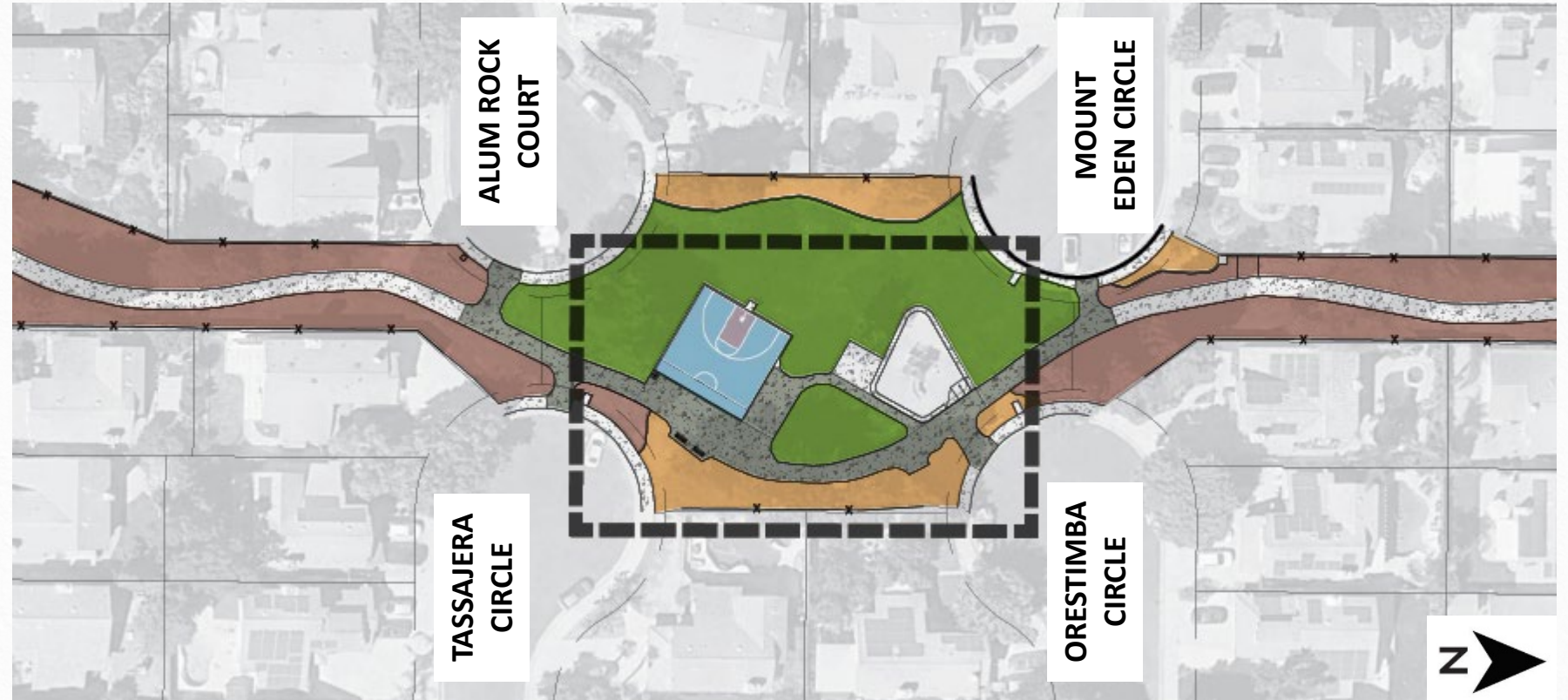


Proposed Improvements

Cedar Mountain Drive – Mount Hamilton Drive

LEGEND

- EXISTING TURF TO REMOVE AND REPLACE WITH MULCH
- EXISTING MULCH TO REMAIN
- NEW ACCENT PLANTING
- EXISTING TURF TO REMAIN
- NEW CURB RAMP LOCATION
- NEW CROSSWALK LOCATION
- PATH OF TRAVEL
- ADA PATHWAY
- EXISTING VINES AND SHRUBS TO REMAIN



Note:

Upgrades to site lighting are not part of proposed scope.

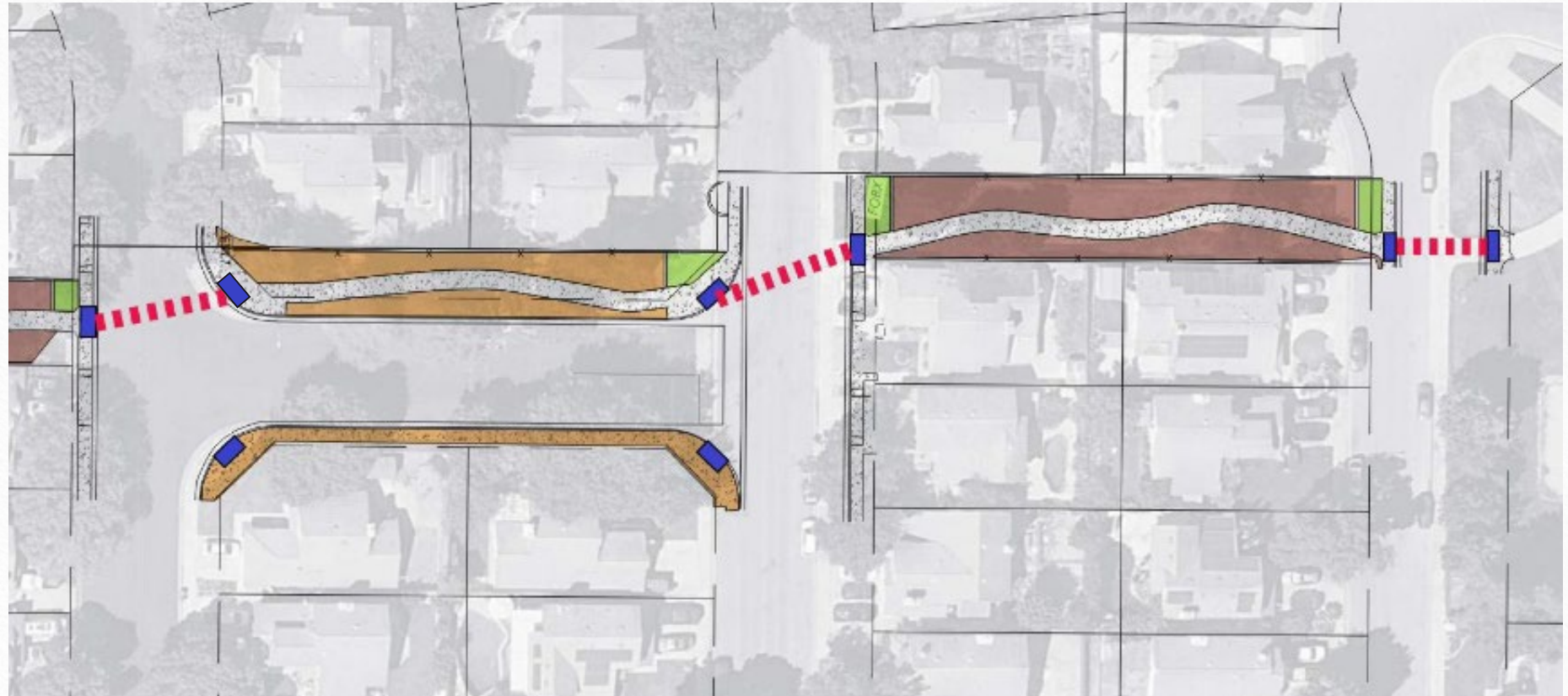


Proposed Improvements

Mount Hamilton Drive – San Simeon Way

LEGEND

- EXISTING TURF TO REMOVE AND REPLACE WITH MULCH
- EXISTING MULCH TO REMAIN
- NEW ACCENT PLANTING
- EXISTING TURF TO REMAIN
- NEW CURB RAMP LOCATION
- NEW CROSSWALK LOCATION
- PATH OF TRAVEL
- ADA PATHWAY
- EXISTING VINES AND SHRUBS TO REMAIN



Note:
Upgrades to site lighting are not part of proposed scope.



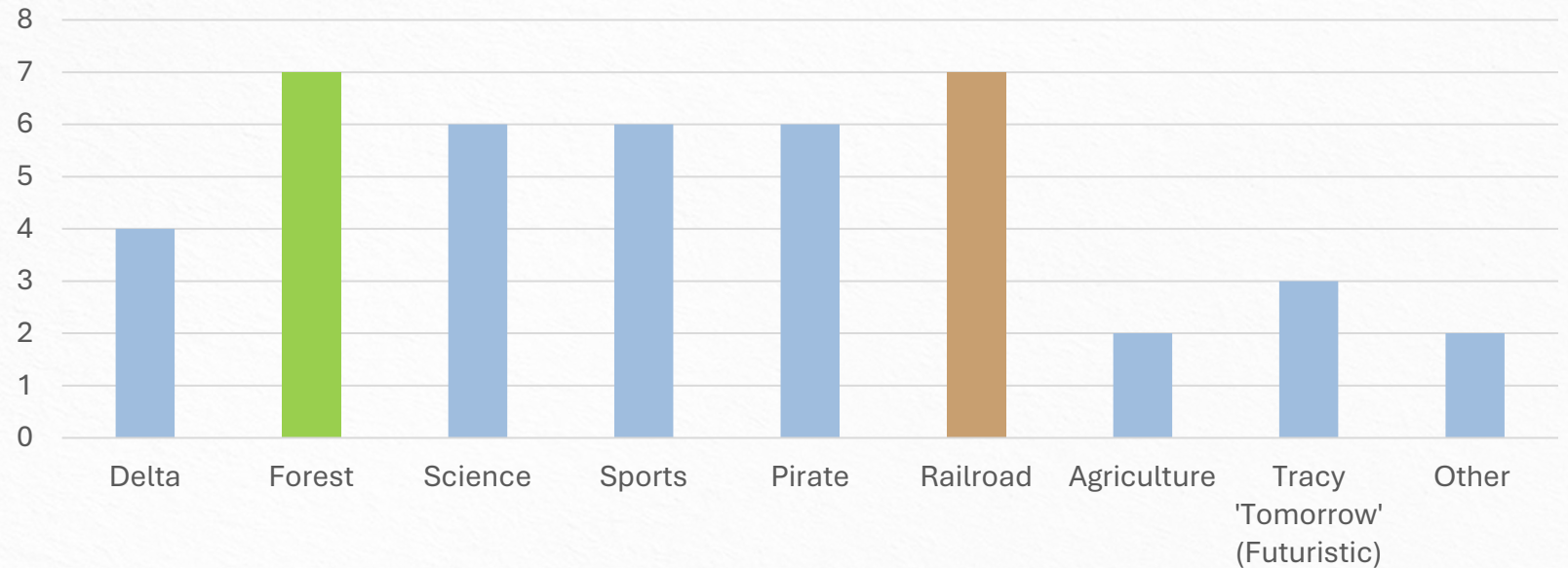
Community Outreach Meeting





Preferred Playground Themes

- Result findings are combined from the online survey and public outreach meeting
- *Forest* and *Railroad* are tied on the result





Playground Option 1 *'Forest'*

The *forest* theme provides a nature-inspired play environment that complements Tracy's agricultural and open-space heritage while creating an immersive setting for imaginative and exploratory play.





Playground Option 1 *'Forest'*

- Most favored by the community
- Features various climbing elements with sliding opportunities
- Includes under-structure play equipment to encourage exploration and imaginative play

Playground Entry

Renovated 5-12
Playground

Renovated 2-5
Play Area

Resurfaced
Basketball Court







Playground Option 2 *'Railroad'*

The *Railroad* theme celebrates Tracy's proud railroad heritage and the role trains played in connecting the Tracy community to the wider region.





Playground Option 2 *'Railroad'*

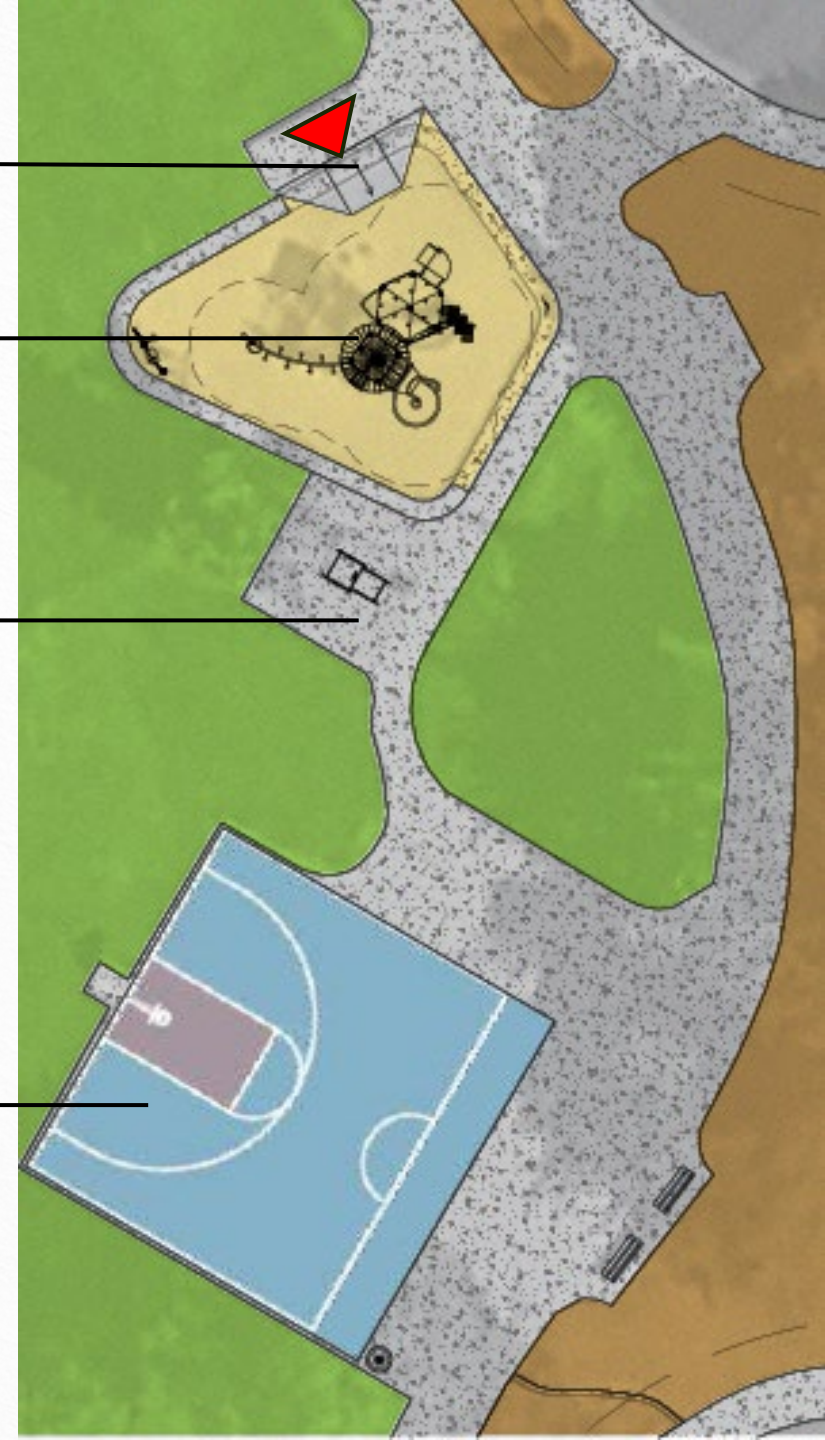
- Celebrates Tracy's proud railroad heritage
- Integrates custom railroad-themed elements to boost imagination
- Features a spiral slide and overhead climbing opportunities

Playground Entry

Renovated 5-12
Playground

Renovated 2-5
Play Area

Resurfaced
Basketball Court





RAILROAD
CROSSING







Next Steps

- Budget Reconciliation / Value Engineering
- Design Development
 - Construction Documents
 - Bidding and Award
 - Construction



Thank you!

