

TRANSPAC Meeting Summary Minutes

MEETING DATE: May 12, 2011

ELECTED OFFICIALS PRESENT: Bill Shinn, Concord (Chair); Mark Ross, Martinez; David Durant, Pleasant Hill; Julie Pierce, Clayton (Vice Chair); Karen Mitchoff, Contra Costa County; Cindy Silva (alternate), Walnut Creek; Ron Leone (alternate) Concord

PLANNING COMMISSIONERS PRESENT: Bob Armstrong, Clayton; Diana Vavrek, Pleasant Hill; Dave Powell, Walnut Creek

STAFF PRESENT: Eric Hu, Pleasant Hill; Martin Engelmann, CCTA; Tim Tucker, Martinez; Jeremy Lochirco, Walnut Creek; Corinne Dutra-Roberts, 511 Contra Costa; Barbara Neustadter, TRANSPAC.

MINUTES PREPARED BY: C. L. Peterson, TRANSPAC Staff

Chair Shinn convened the meeting at 9:07 a.m. with a quorum.

- 1. Pledge of Allegiance/Self introductions - Completed**
- 2. Public Comment – None**

Consent Items

- 3. Approval of the April 21, 2011 minutes – Pierce/Mitchoff/Unanimous**

Action Items

- 4. Update on the Concord Naval Weapons Station (CNWS) project by Michael Wright, Reuse Project Director**

Michael Wright presented an update on the CNWS Reuse project. The Concord City Council adopted the preferred alternative for the project in February 2010. Mr. Wright noted that a Reuse Plan is a federal document required under the Base Realignment and Closure Act (BRAC), but it has no standing in land use law in California. As the City begins the process of entitling the property, the first step will be to amend the Reuse Plan into the General Plan. The Area Plan was created for this purpose and is composed of three books. Book 1 contains the vision, policies and standards for implementation of the reuse plan. Book 2 is the technical volume which addresses typical General Plan elements, including conservation, transportation, utilities, public health and safety. Book 3 contains the Climate Action Plan for the base and sets forth standards and policies for energy efficiency, use of recycled water, transportation demand management and parking policies.

Mr. Wright discussed some of the changes that have been made since the preferred option was adopted. Open space on the site has been increased from 67% to 69%, and office space in the transit-oriented development area was moved closer to BART. The area set aside for a college campus was moved further east to a location that will not only require less grading but also has less potential contamination. A low-density housing development also was moved and will be assimilated into the villages, while the 150 acres that had been designated for that development will now become part of the regional park.

Cindy Silva asked if this action would increase the size of the villages or reduce the size of the lots. Mr. Wright answered that it would reduce lot size and increase the density towards center of the villages.

The Area Plan has been through a Planning Commission formal review and has also gone through a series of study sessions and meetings with the City Council, and direction on requested changes was provided. Staff was directed to work on potentially integrating the homeless housing with the affordable housing. Staff was also asked to get information on labor policies, wage issues, and local hire preferences.

The Area Plan and the Final EIR will move through the Planning Commission this fall and to City Council for adoption of the Area Plan, certification of the EIR, and amendment of the General Plan in January or February of 2012.

Mr. Wright said that the City is close to having a solution worked out among the Navy, HUD and the City concerning the homeless accommodation. In 2-3 weeks, the Navy will have completed its environmental document under federal law, and discussions about the disposal of the site could begin in spring or summer 2012. Chair Shinn asked Mr. Wright to discuss the requirement for homeless accommodations and what's been agreed upon. Mr. Wright explained that homeless accommodation is a requirement of the Base Realignment and Closure Act. A needs assessment survey of the Central County area was conducted and it was determined that transitional family housing was needed rather than shelter or single-occupancy rooms. The plan proposes 260 units of family housing to be located on the base or at another location in the study area. In addition, 9.5 acres of land is being transferred to the Contra Costa Food Bank and the Solano County Food Bank, which in return will build a facility that will also provide job training for the homeless in the areas of warehousing and food preparation.

Mr. Armstrong asked about Cal State's need for two Concord campuses. Member Mitchoff answered that Cal State does anticipate increased enrollment because students are remaining in the area longer than usual due to the economy. The new campus will focus on science, engineering and technology, while the nursing program will be the primary discipline at the existing campus. Mr. Wright added that the current campus has expansion constraints because of habitat issues. If the university is unable to occupy the CNWS site, the designated use could be converted to research and development.

Member Pierce said that the CNWS is listed as a Priority Development Area in the SCS, and asked if Concord's housing and jobs numbers align with those that ABAG has put into the

Initial Vision Scenario. Mr. Wright answered that ABAG's numbers have too many houses and too few jobs and CNWS staff is trying to get an adjustment to those numbers. It is unclear how ABAG determined the original numbers. Member Pierce said that ABAG is aware of discrepancy. Mr. Wright said that the Vision strategy looks at a 2035 horizon, but given the economic situation, a complete build-out by 2035 is overly optimistic.

Member Ross asked if this was a redevelopment project area, and Mr. Wright answered that the Council approved it as such a month ago.

ACTION: Report received

Member Durant arrived at 9:43 a.m.

5. Presentation/Discussion by Hisham Noeimi, Engineering Manager, CCTA on Update to the Measure J Strategic Plan

Hisham Noeimi discussed the process for updating the Measure J Strategic Plan, which is updated by the Authority every two years to look at revenue projections, cash flow needs and debt service costs. In February, the Authority Board adopted the revenue projections to be used in 2011 Update to the Strategic Plan.

Mr. Noeimi talked about the Central County projects listed in the Expenditure Plan Capital Project categories, including the Caldecott Tunnel, Martinez Intermodal, I-680/SR4 Interchange, I-680 Carpool Gap Closure, and BART parking access and other improvements. In the program category, the major item is Local Streets Maintenance and Improvements. Projects are differentiated from programs because projects get a specific dollar amount (escalated based on the CPI) from Measure J, whereas programs get a fixed percentage of annual sales tax revenues. The Strategic Plan is a "blueprint" for delivering the projects in the Measure J Expenditure Plan. One of the Strategic Plan's major components is the Program of Projects, a schedule that shows the amount of money committed to a specific project and in which fiscal year.

The first Strategic Plan was adopted in 2007 before the great recession. At the time sales revenues were estimated at \$2 billion (in 2004\$), and based on that, the Authority planned when to issue bonds and the size of the bonds. Because there is no line item for contingencies if revenues drop and no line item for bonding or financing for these projects, a funding cap was imposed for all project categories to pay for debt service, bonding costs, program management costs and to provide a buffer if revenues came in lower than projected. In the 2009 Strategic Plan, the revenue estimate was \$1.55 billion. In the 2011 Strategic Plan, CCTA is estimating that revenues will be even lower at \$1.5 billion. Over the life of the Measure, CCTA is looking at a 23% drop in revenue, and recovery from the recession will take 25 years to get back to 2007 levels.

Cindy Silva asked how sales tax revenue projections had been determined and if the growth assumptions being used now the same as in the original model. Mr. Noeimi answered that in 2007 when the Measure J Expenditure Plan 2004 was developed, Authority staff looked

at ABAG projections for jobs, population and employment growth. A 1% growth rate was assumed for revenue projections, which over time was replaced with actual growth rates. Over the life of the measure, the growth rate is estimated to be about .84% with an inflation rate of 3% for the life of the Measure. Analysis of the 20-year history of Measure C provided information on historic rates of growth and inflation throughout that Measure.

Bob Armstrong noted that we've seen a 20% reduction in revenues and a 20% savings in the bidding process, and asked if any trends for higher contractor bids are being seen. Mr. Noeimi said that bids do seem to be going up.

With below-projection sales tax revenues, expenditure caps imposed on capital projects will need to be tightened another 4% over the last Strategic Plan, which had a 66% cap. At that time, TRANSPAC chose to cap the I-680/SR 4 Interchange and the I-680 HOV Lane Gap closure projects. Mr. Noeimi is asking TRANSPAC today for reaffirmation of that approach in this Strategic Plan. He noted that the Strategic Plan update is on the Authority's own schedule and it can be modified if situations change.

Ms. Neustadter said that the TAC discussed this at length and considered alternatives to this approach. The I-680/SR 4 Interchange requires more analysis to determine if this project needs rephasing, and there is money available to get it moving through the project development process. The I-680 Gap Closure is also beginning to move through the development process. Because neither project will be moving forward into construction within the next two years, the TAC recommends continuing the same strategy used in 2009. Expenditure caps will be tightened more on the I-680/SR 4 Interchange and the Southbound I-680 HOV lane projects and the other categories will not be touched.

ACTION: Received report, with thanks to Mr. Noeimi. Accepted the TAC's recommendation to tighten the expenditure caps on the I-680/SR 4 Interchange and the Southbound I-680 HOV projects only. Durant/Pierce/Unanimous

6. Recommendation on the Use of TRANSPAC's Measure J Additional Bus Service Enhancements Funding (line item 19a) for FY 2011-12 and 2012-13

Barbara Neustadter discussed the TAC's recommendation on the expenditure of Measure J line item 19a, "Additional bus service enhancements" funding. Actions were taken in 2009 and 2010 to allocate funds for Routes 16 and 316 with the condition that future funding from this line item would be subject to an annual allocation.

For 2011, \$768,000 is available for allocation from this line item. In 2011-12, it will use \$691,200 for Route 16 and \$76,800 for Route 316. If funding is approved for a second year, County Connection will provide information on how the dollars will be split in the 2012-13 fiscal year.

In view of the County Connection's financial situation, the TAC recommended that TRANSPAC approve the allocation of line item 19a Measure J funds for Routes 16 and 316 for the next

two fiscal years. It is understood that the two-year allocation period may be terminated by TRANSPAC at any time.

Member Pierce asked if there had been any discussion about where else the money could go other than to the County Connection. Ms. Neustadter confirmed that only the County Connection was under consideration at this time.

Member Durant asked what is the benefit for making this a two-year allocation. Ms. Neustadter answered that it gives the County Connection more certainty of being able to run these routes.

Bob Armstrong asked if the allocations are to be divided equally each year. Ms. Neustadter answered that there would be some escalation built in and the amounts would not be precisely the same each year.

Member Mitchoff said that having been on that Board, she recognizes the critical need for the funding.

ACTION: Approved the allocation of line item 19a Measure J funds for Routes 16 and 316 for the next two fiscal years. Mitchoff/Ross/Unanimous

7. Safe Routes to School (SR2S) Funding

Barbara Neustadter said that in Central Contra Costa County, \$683,500 in federal CMAQ funds is available for Safe Routes to School projects. She said that a major problem in spending federal money is that it is tied to an arduous federal process which is especially difficult when dealing with small capital projects and for any jurisdiction that lacks experience in negotiating the process.

The TRANSPAC TAC has considered several options for the use of these funds. One option is to take some or all of the money and apply it to an already federalized project where the jurisdiction in charge knows how to deal with the federal process, has a project under construction, and can meet the federal requirements. The City of Pleasant Hill's Lisa Lane Project meets the \$250,000 federal threshold following expansion of the scope of the existing project. If this \$250,000 funding is approved, the balance of \$433,500 would then go to 511 Contra Costa to expand school programs in Central County. Ms. Neustadter said that if the TAC can identify any other federalized projects that can qualify for these funds, it will be brought to next month's TRANSPAC meeting.

Ms. Silva asked what it means to be "federalized". Ms. Neustadter explained that among other requirements, to spend federal money on capital projects you must have federal environmental clearance and go through the federal right of way acquisition process if right of way is involved.

Martin Engelmann added that the first step to secure this funding is to amend the 2011 Transportation Improvement Plan (TIP) and submit projects to MTC by May 26, 2011. Going

to the Authority this month to get in-concept approval for moving these projects into the TIP will allow us to get the process underway to spend this federal money.

Dave Powell asked for more information about the Lisa Lane project and what the additional \$250,000 would provide. Eric Hu said that he City had originally secured an SR2S grant to fund a sidewalk installation project that ran along the north side of Lisa Lane. During the design phase, the City looked at expanding the scope of the project to include construction of bike lanes which would provide direct connection to the Iron Horse Trail and the school. The enhanced scope has gone through the federal process, including environmental review. The additional funds will be used to cover the construction costs of the enhanced scope.

ACTION: Approved the TAC recommendation to use the \$250,000 available in SR2S federal CMAQ funds for the City of Pleasant Hill's Lisa Lane project, with the balance going to 511 Contra Costa to expand its SR2S programs. Ross/Pierce/Unanimous

8. TRANSPAC CCTA Representative Reports: Reports on the most recent CCTA Administration and Projects Committee (Member Pierce), Planning Committee (Member Durant), and CCTA meetings (Members Pierce and Durant)

a. Administration and Projects Committee (APC) meeting

Member Pierce reported that APC took the following actions: approved the peer review recommendation for the City of Pleasant Hill Buskirk Avenue Widening Phase 2; approved expanding services of its payroll firm ADP to assist the Authority with Human Resource administration. The APC discussed legislative reports on proposed State legislation: Took a neutral position on SB 310 Transit Priority Projects; suggested that SB 582 Commute Benefit Policies not be made mandatory; took a neutral position on SB310; agreed that SB 425 Public/Private Partnership Projects was a good idea; agreed to support in concept SB14 and SB15, the finance measures sponsored by DeSaulnier and Wolk. The APC received a quarterly status report on the Caldecott Tunnel Project; looked at the preliminary Authority budget for FY 2011-12; looked at the I-80 San Pablo Dam Road Interchange and approved a cooperative agreement with the City of San Pablo; discussed the I-680 Southbound HOV Lane Gap Closure project; approved an agreement with Caltrans for some preliminary design services; approved a consultant agreement with Parsons for environmental work; received a status update on STIP and Transportation Enhancement funds.

b. Planning Committee (PC) meeting

Member Durant reported that actions taken by the PC included: Approval of the City of El Cerrito's Calendar Years (CY 2008-2009) Growth Management Program Compliance Checklist; authorization to use Measure J TLC Funding for the streetscape project in El Cerrito; discussed the Safe Routes to School Program; approved transmittal of the recommended Project List to MTC for inclusion in the 2013 Regional Transportation Plan; and received an update on SCS implementation.

For the good of the order, Member Durant added that he and Member Pierce are serving on a subcommittee that is evaluating potential general counsel candidates for the

Authority. They will meet tomorrow to narrow down the field of candidates before it goes to the APC for selection. Member Pierce added that the RFP received a very good response, and the prices are coming in were at or below current Authority costs.

ACTION: Reports received

9. 511 Contra Costa and TRANSPAC Staff Reports

511 Contra Costa: Corinne Dutra-Roberts reported that today is Bike to Work Day, and noted that this year Contra Costa County has a record number of 49 “energizer stations”. Three schools sponsoring energizer stations were Walnut Creek Intermediate, Diablo View Middle School in Clayton, and Ron Nunn in Antioch. Al Lim of Brentwood received the Contra Costa Bike Commuter of the Year award for biking from Brentwood to his job in Bay Point. Last month Walnut Creek Intermediate participated in the week-long bike/pedestrian safety program. The challenge day had an 80% student participation rate, with 205 fewer cars—staff as well as parents—coming to campus that day. The week-long bike/pedestrian program is scheduled for Pleasant Hill Middle School next week. Efforts are underway for implementation of this fall’s School Pool transit ticket program. Dave Powell added that he “liked” 511 Contra Costa on Facebook and was that month’s winner of Peet’s gift cards.

TRANSPAC Report: Barbara Neustadter reported that the Safe Routes to School discussions may be back in June. The SR 4 Integrated Corridor Analysis study presented by Ray Kuzbari last month is moving forward. TRANSPAC has finally received a bill for \$409.35 for half of the expenses for the January SCS meeting. The FY 2011-12 TRANSPAC budget will be on June’s agenda.

ACTION: Reports received

10. TAC Reports by Jurisdiction:

Martinez – Tim Tucker reported that Martinez has been advertising for Statements of Qualifications for both the Court Street Overcrossing Study and the Martinez Intermodal Phase 3 Parking Lot project which are due today.

Walnut Creek – Jeremy Lochirco reported that there were 138 riders today at the Walnut Creek BART station for Bike to Work Day, including 15 City Hall employees. He also reported that Walnut Creek and Concord had put out a joint bid to obtain crossing guard services. They received two responses that came in lower than their current services, and the combined savings for both jurisdictions will be around \$40,000. They are in the process of finalizing the selection, and the winning contractor will need to be ratified by both City Councils.

ACTION: Reports received

11. Correspondence/Copies/Newsclips/Information – Information received

12. For the Good of the Order

Member Mitchoff noted that at the County Transportation, Water and Infrastructure meeting she learned that the Caltrans Director has retired, and she added that it's good that the Authority got Randy Iwasaki as its Executive Director when it did. There's still no Business Housing and Transportation Secretary, and the administration is thinking about splitting off Transportation.

Member Ross thanked 511 Contra Costa staff Connie Peterson and Corinne Dutra-Roberts for their help last week as he was assisting someone from the Alameda County Sheriff's Department who was having difficulty charging his car at one of the Martinez electric charging stations. After a call to Coulomb's overseas customer service proved not helpful, Member Ross contacted 511 Contra Costa staff to obtain a local number. Coulomb staff quickly determined that the problem was due to a timer setting on the new car that prevented it from charging. Member Ross also learned that the charging locations in Martinez and Pleasant Hill were not represented on Coulomb's map of charging stations. Corinne Dutra-Roberts said she is now aware of this and will look into it further. It was suggested that the charging stations might need signs reminding drivers to turn off the car's timer.

Ms. Silva noted the recent media coverage on the HOT lanes from Pleasanton to the Sunol grade. Some of the data quoted seemed suspect as it indicated that everyone was moving at the same speed whether or not in the HOV lane. Martin Engelmann said the Authority is working with the Alameda CTC to prepare a rebuttal to correct the information as soon as possible.

Ms. Neustadter said Jim Townsend from the East Bay Regional Park District (EBRPD) will be at next month's meeting to discuss Measure J money allocated to the EBRPD.

Chair Shinn said that Concord is still focusing on the Weapons Station.

Member Pierce asked that anyone who has comments that they'd like for her to convey to the SCS at ABAG, please let her know. She also requested that jurisdictions copy her on any related correspondence so that she can reinforce their comments to make sure they're heard.

Member Mitchoff, Member Durant, Mr. Engelmann, and Mr. Leone had attended the May 7th One Bay Area Public Workshop in Concord, which was described by those in attendance as somewhat of a debacle.

13. Next meeting Date: The next meeting is scheduled for June 9, 2011 at 9 a.m. in the Community Room at Pleasant Hill City Hall.

14. The meeting was adjourned at 10:50 a.m.