

May 10, 2012

1. **CALL TO ORDER:** Chairman Maynard called the meeting to order at 7:00 p.m.
2. **ROLL CALL :**
 - a. **Present:** Adam Duran, John Favors, Christina Frankel, Mark Gainor, Mark Maynard, Shane O'Neill, Daniel Ramey, Alvin Vaughn
 - b. **Absent:** Joseph Orcutt
 - c. **Staff Present:** Ed Lovell, Management Analyst II; Jayne Pramod, Transportation Coordinator.
 - d. **Recorded By:** Jayne Pramod, Transportation Coordinator
3. **ITEMS FROM THE AUDIENCE:** George Riddle, Tracy, handed Commission and Staff copies of Master Plan Project Land Acquisition Plan. He addressed the areas of concern and requested the Commission to sponsor the item and bring to the agenda for discussion.
4. **APPROVAL OF REGULAR MEETING MINUTES OF APRIL 12, 2012:**
 - a) **Motion to Approve:** Commissioner Frankel
 - b) **Second:** Commissioner Duran
 - c) **Abstain:** None
 - d) **Vote** Approved with a revision to item # 6.
Audience Comments: George Riddle - 4002ft
Celeste Garamendi - perimeter
5. **CORRESPONDENCE:** None
6. **ENDORSEMENT OF PROPOSED GROUND LEASE RENT INCREASE AT THE TRACY MUNICIPAL AIRPORT:** Ed Lovell briefed the Commission regarding the City of Tracy ground lease agreement and the proposed rent increase. There are 24 ground lease agreements that have privately owned hangars at the Tracy Airport. The last rate increase for the privately-owned hangars was in July 2011. The Consumer Price Index (CPI) of previous calendar year is used to adjust the rate in July of the following year. The new proposed rents will be adjusted based on the 2.6% CPI increase for 2011. He recommended that the Commission endorse the proposed airport ground lease increase.

Commission asked if the CPI has gone down in the past, has cost of operations increased, how long is the lease period, any difference between leases, does the rent remain the same for ten year lease. Mr. Lovell responded that information regarding the CPI is available on the Bureau of Labor Statistics website. The rent remains the same if the CPI were to go down. The cost of operations increases yearly based on the internal charges. The leases are ten year leases and all but six have expired and are now month to month. There are no differences in the leases or the month to month terms. The ground leases state the ability to increase rent annually based on the CPI. Commission unanimously endorsed the proposed airport ground lease

7. NEW BUSINESS:

a) Receive and Discuss Update on Transportation Advisory Commission Goals :

- 1.3 Meet with students to try and increase service/ridership:** Commission is in track with developing outreach strategy and meeting with the YAC. Chairman Maynard will request to meet with Staff next week for YAC contact info.
- 2.1 Conduct a Transportation fair:** Chairman Maynard asked the Commission if anyone responded to Staff's email with the list of confirmed vendors and if any additional vendors contacted the Commission. Ed Lovell stated if there are no additional vendors to be added, the event will be held with the confirmed vendors. He informed the Commission that City has a booth at the Children's Fair, held by Sutter Hospital, on the same day and information regarding the Transportation Fair will be promoted at the hospital event. TRACER buses will be offering free rides during the Fair. Commissioner Frankel mentioned she will be representing CoolCalifornia at the Fair and encouraged Commission to sign up.
- 3.1 Increase Commissioner education on airport operations, amenities, etc.:** Staff requested Commission to review the airport visit report that Staff emailed to the Commission so it can be finalized.
- 5.1 Have regular Commission-sponsored/driven outreach activities:** Staff suggested if Commission has an idea inform Staff; Staff will arrange and schedule presentations. Ed Lovell suggested a presentation on CoolCalifornia. Commissioner Frankel requested that a three month calendar events be added as part of the agenda requested earlier. Mr. Lovell agreed to add it in to the packet as a list of annual items planned during the Planning Commission Meeting. Commissioner Favours requested presentation on power plants and airport

8. ITEMS FROM THE COMMISSION:

Commissioner Frankel: asked if there was any additional information on General Transit Feed Specification (GTFS). Ed informed there is no additional information. Staff is currently focused on preparing for the FTA Audit scheduled for June 12. He will do a follow up for information and by July Staff will be able to provide Commission the requested information.

9. ITEMS FROM STAFF:

a. Staff Report: None

b. Airport Updates: Ed Lovell referred to the Airport Improvement Item S-14, Runway repairs and Fencing at New Jerusalem Airport, and mentioned the only update since last meeting is that Staff is in the process of selecting the bidder and has scheduled for awarding the contract at the June 5, 2012 Council Meeting.

Commission asked if there are any updates on S-12 and S-17, and if there is a name for the Airport Study. Ed Lovell responded he received an email from Tracy Air Center informing the draft conceptual design is in the process and they like to provide some items they would like City to consider when drafting the lease agreement. They will be providing Staff some preliminary concept drawings within 30 days. Referring to item S-17, Seal Coat on Runways and Taxiways, he mentioned Staff met with FAA last week to discuss some of the items and a conference meeting has been scheduled to discuss some of these issues with the regional grouping of the FAA. The airport study is still referred as the same. The

name will be based on what City is planning to accomplish. Master planning updates and business plan for the airport are some of the elements that will be included in the study.

C. Transit Updates: Year to Date ridership was at 83,522 down 2,595 riders compared to Year to date ridership in March of FY10-11, a decrease of approximately 3%. Staff has requested MV Transportation to check if there is an error in the report and provide updates on the ridership comparison. Staff mentioned the April Free Ride ridership was over 10,000, higher than previous years. Ed Lovell informed Commission a public hearing on Restructuring of the Fixed Route, will be held on Thursday, June 14, 2012, at the Transit Station, RM #105, prior to the Commission meeting. Commission requested for Greyhound ridership updates and if there are any issues for after the Sixth Street Plaza construction. Staff responded after the construction all the buses are able to access the Transit Station bus driveway without any issues. Staff agreed to provide Greyhound ridership updates.

10. ITEMS FROM THE AUDIENCE: George Riddle, Tracy, referring to Airport Item S-17 asked if there is any update on discussions or any legal remedies. Staff responded there is no update and the legal matters are being discussed by the City Attorney's Office.

11. ADJOURNMENT TO NEXT REGULAR MEETING THURSDAY, JUNE 14, 2012

- a. **Motion to Approve:** Commissioner O'Neill
- b. **Second:** Commissioner Favors
- c. **Vote:** Approved by unanimous vote
- d. **Time:** 8:00 p.m.