



SOUTH HAYWARD BART STATION ACCESS AUTHORITY

SPECIAL MEETING

777 B Street, Hayward, CA 94541

Room 2A

October 21, 2015

4:00 PM

A G E N D A

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

JPA Board members: Thomas Blalock (Chair), Francisco Zermeño (Vice Chair), John McPartland, Al Mendall.
JPA Alternate Board members: Rebecca Saltzman, Sara Lamnin
4. **Approval of Agenda**
5. **Public Comment** - *This section provides an opportunity to address the Access Authority on items listed on the agenda, as well as other items of interest. The Board welcomes comment and requests that speakers present their remarks within established time limits. (Individual comments are set at a 3-minute time limit; comments on behalf of a group are set at a 5-minute time limit.) As the Board is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.*
6. **Approval of Meeting Minutes** (of September 16, 2015)
7. **Report from Co-Executive Directors** - Fran David and Sean Brooks/Bruno Peguese
8. **New Business:** Elect Chair and Vice Chair
9. **New Business:** Approve FY2016 JPA Operating Budget
10. **New Business:** Approve LED lighting retrofit for station parking lot
11. **New Business:** Receive a report regarding beautification and pedestrian access options for the station area. (no action required)
12. **New Business:** Receive a report regarding JPA policies for adjusting parking charges. (no action required)
13. **Authority Reports, Referrals and Future Agenda Items**
14. **Adjournment** - to Regular Meeting March 16, 2016.

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777 B Street, Hayward, CA 94541

Room 2A

September 16, 2015

3:00 PM

MINUTES

1. **Call to Order** – the meeting was called to order at 3:11 P.M. by Chair Thomas Blalock.
2. **Pledge of Allegiance** – the Pledge of Allegiance was led by Chair Blalock.
3. **Roll Call**

JPA Board members present: Thomas Blalock (Chair), Francisco Zermeño (Vice Chair), John McPartland, Al Mendall.
JPA Board members absent: none
JPA Alternate/Substitute Board members present: Sara Lamnin
JPA Alternate/Substitute Board members absent: Rebecca Saltzman
City of Hayward staff present: Kelly McAdoo, David Rizk, Morad Fakhrai, Fred Kelley, Justin Nishioka, John Stefanski, John DeClercq
BART staff present; Bruno Peguese, Bob Franklin
JPA legal counsel present: Heather Gould (Goldfarb & Lipman)
Visitors:
4. **Approval of Agenda** – there were no changes to the Agenda
5. **Public Comment** – no members of the public appeared to comment
6. **Approval of Meeting Minutes** – the minutes of September 10, 2014 were approved noting staff's clarification of agenda item #8, that to date \$9,900 has been spent on legal counsel rendered and the annual recurring cost will be a maximum of \$7,000 moving forward - M/S/C by Zermeño / McPartland / unanimous.
7. **Report from Co-Executive Directors Fran David and Sue Shaffer/Bruno Peguese** - Kelly McAdoo reported on behalf of Fran David and BART Co-Executive Directors. She reported on administrative measures to bring BART's new Executive Director Sean Brooks up to speed and talked about scheduling a special meeting in October to adopt the annual budget.
8. **New Business** –

Report regarding deleting spaces on West Tennyson and on Mission Blvd. from the JPA: Kelly McAdoo talked about the modifications of spaces in JPA, spaces not being utilized and potentially removing them from the JPA – Last discussion the Board decided not to because it would require revising the environmental documents.

Report regarding construction parking on Mission Blvd.: Kelly McAdoo reported that the contractors are being allowed to utilize the spaces on Mission Blvd. as staging areas during

construction because the spaces were not being utilized. While the project is under construction this item will remain pending and will be re-evaluated as the project moves forward.

Report regarding impacted residential parking in Twin Bridges development: Kelly McAdoo reported that, as a result of complaints Board Member Mendall received from residents that BART patrons were encroaching into the residential area, staff conducted a site visit of the area and determined that due to street parking restrictions, residents of a nearby apartment complex on Dixon were parking in the residential area across Industrial. Staff is going to do outreach and education with residents and will continue to work with the neighborhood.

Report regarding BART's modification of reserved spaces on the main lot: Bob Franklin talked about reserved parking usage, fees and the waitlist. At the last meeting the Board talked about increasing the number of reserved parking due to a substantial waitlist. However, when the reserve spots become available, people on the waitlist are no longer interested. Therefore, increasing the number of reserved parking does not seem necessary. It was noted that other stations sell out of their reserved parking.

Receive a report regarding increasing the daily parking charges: Bob Franklin talked about the increased charges at Hayward and South Hayward BART stations. Board members questioned how the increase was approved without review and action by the Board. They recalled a conversation that fees were not to be increased without a vote of the Board. Board members asked staff to clarify the process at the next meeting. It was noted that the JPA previously identified certain thresholds to be met before increasing charges. Staff will check JPA governing language and report back.

9. **New Business - Report regarding BART's progress in the study of retrofitting off-street lighting with energy-efficient lighting** - Bruno Peguese reported on the proposed South Hayward BART station LED light upgrades. He said there would be a total of 99 LED lights. There are four principle benefits to the retrofit 1) better quality lighting 2) use of less energy 3) longer life, and 4) better control in monitoring capabilities including motion detecting. The lot will experience enhanced color and improved illumination across the entire lot making for a safer environment. The LED equipment uses about half as much of the energy of conventional equipment yet has longer life and lower maintenance costs. He talked about the overall cost of the retrofit project, eligible rebates, and the expected annual and monthly cost savings. Board members talked about keeping with American Light standards to ensure lighting is distributed properly. They also talked about ideas for beautification to improve landscaping and include murals.

Kelly added that at the next meeting she and Bruno expect to present the Board with a more formal recommendation and budget models to fund this project.

Board members asked staff to bring this item back as an actionable item.

10. **New Business - Receive a report regarding BART's implementation of parking charges at the downtown Hayward BART station and receive a report regarding the City's study of Downtown parking, including near the BART station:** Kelly said the Board had asked for periodic updates on what the occupancy levels are at Union City and Downtown Hayward Station and how parking charges impact the South Hayward station. Bob Franklin reported that the downtown station has been stable at about ninety-five percent occupancy since the parking charges were increased in December 2014. There were concerns that the parking charges may push customers away, but it hasn't. Specifically at Downtown Hayward – initially BART customers began parking in nearby neighborhoods. To off-set the impact, the City of Hayward implemented parking restrictions, which have been effective.

- 11. New Business - Approve staff recommendation to engage Maze and Associates as the firm responsible for performing the annual financial audits of the Access Authority and authorize expenditure of Authority funds to complete the audits for FY2014 and FY 2015:** Kelly McAdoo asked that the Board approve up to \$6,000 as needed to cover the last two years of audits. M/S/C by Zermeño / McPartland / unanimous.
- 12. Authority Reports, Referrals and Future Agenda Items – Future Agenda Items:** Annual election of officers – Hayward’s turn; report on reserved parking space changes if any are made; budget proposal (include place holder for beautification); confirmation of JPA policy about who approves increasing parking charges at South Hayward BART.
- 13. Adjournment –** at 4:07 P.M. Next meeting October 21, 2015 at 4:00pm.