

Meeting Attendees:

**Board Members:**

**Trustee Charles Henderson, Chair**  
**Trustee Keith Bartholomew (via phone)**  
**Trustee Necia Christensen**  
**Trustee Robert McKinley**  
**Trustee P. Bret Millburn**  
**Trustee Larry Ellertson**  
**Trustee Jeff Hawker**  
**Trustee Danny McConkie**  
**Chairman H. David Burton**

**Staff Available for Comment:**

**Michael Allegra, President/ CEO**  
**Bob Biles, Vice-President/ Chief Financial Officer**  
**Andrea Packer, Chief Communication Officer**  
**Steve Meyer, Chief Development Officer**  
**Matt Sibul, Chief Planning Officer**  
**Jerry Benson, Chief Operations Officer**  
**Sheldon Shaw, Acting Chief Safety Officer**  
**Lorin Simpson, RGM. Salt Lake BU**  
**Grey Turner, Sr Program Mgr Eng Project Dev**  
**Paul Drake, TOD Project Manager**  
**Brad Armstrong, Mgr – Financial Plan – Analysis**  
**Chris Chesnut, Manager of Service Planning**  
**G.J. LaBonty, Mgr-Long Range Strategic Planning**  
**Derrick Sorenson, Mgr-Property Acquisitions-Disp**  
**Jim Bean, Senior Contract Auditor**  
**Cathie Griffiths, Assistant to President-CEO**  
**Rebecca Cruz, Board of Trustees Administrator**

**Guests:**

**Meeting Report by: Jana Evans, Office Administrator**  
[jevans@rideuta.com](mailto:jevans@rideuta.com) 801 237-1901

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**Welcome**

Chairman Charles Henderson welcomed Committee members and guests. The meeting of the Planning and Development Committee was called to order at 2:11p.m.

**1. Safety First Minute:** Sheldon Shaw, Acting Chief Safety Officer, presented the March safety poster, “Choose to be safe – don’t leave it to luck”. He reminded the Board of the top ten causes of injuries in the workplace, three of which are trips, slips and falls.

**2. Action Items:**

**a. Real Estate Property Disposition Resolution**

**Steve Meyer**

- Steve Meyer, Chief Development Officer, presented three properties that staff would like the Committee to declare surplus to allow staff to take action.
- The first property is a .5 acre piece at the Midvale TRAX station which staff proposes to sell on the open market. A developer has expressed some interest in this property for low income housing. If this property is surplus, staff will get an appraisal and put it out on the market. This is an island property that UTA could not get when the TRAX line was originally built.
- The second is a small piece at the Roy FrontRunner station that UTA owns and maintains as a gravel road. Staff proposes to dedicate the property to the city which would pave and maintain the road as an improved public street. That would release UTA from the responsibility and cost of maintenance of this road.
- The third property is a landlocked piece on North Temple acquired as part of the Airport TRAX line. This is being proposed to be sold to Salt Lake City for a needed Rocky Mountain Power substation. The developer to the east will provide access through his property. Staff proposes to get the property appraised and negotiate the sale to Salt Lake City.
- Committee member questions were answered.

**Trustee McKinley made the motion that these properties be designated surplus with the provision that**

the Roy property be maintained as a dedicated road, and the third piece be sold to Salt Lake City with indemnity clauses. Trustee Christensen seconded the motion and it passed unanimously.

b. **Approve February 11, 2015 Meeting Report** **Charles Henderson**  
Trustee Christensen made the motion that the February 11, 2015 meeting minutes be accepted as written.  
Trustee McKinley seconded the motion and it passed unanimously.

### 3. Information Items:

#### a. Legislative Update

**Bruce Jones**

- Mr. Allegra, President-CEO, reported that the funding bill favorable to UTA, HB362, is likely to come up tomorrow to the Senate. Unfortunately, this comes in to play along with all of the other agendas that have been yet to be resolved. There is a big rally planned for tomorrow.
- The House of Representatives voted in favor of the bill sponsored by Representative Johnny Anderson and has both a gas tax and sales tax component. Under this bill, Utah's current 24.5 cent gas tax would be eliminated and replaced by a 10% sales tax based on \$2.45 per gallon of gasoline. Transit will not receive any revenue from the gas tax. The second component of this bill is a local option sales tax. The bill authorizes counties to ask the voters in a general election to approve a quarter cent sales tax increase. If approved, the quarter cent would be divided .1 to cities, .1 to transit, and .05 to counties. Cities and counties are authorized to use their revenue for roads, active transportation and transit. If no transit system operates within a city or county that approves the quarter cent, then it would be divided .1 to cities and .15 to counties.
- The more aggressive seat belt law did pass.
- Also passed is a railroad crossing bill that is troubling to UTA, as it allows vehicles into the grade crossings when red lights are flashing.

#### b. TOD Update

**Paul Drake**

- Paul Drake, TOD Project Manager, gave the TOD update. He reported that the Jordan Valley TOD offsite improvements, such as sewer under UTA track, are moving forward. Site work is expected to start in a matter of the next few weeks, with 100% architectural plans expected in one month, after the footing/foundation plan is approved next week. A rendering of the architectural design for building one of the apartments set to be constructed next to the west parking lot was also shown. A concept for the wrapping of the parking garages was also shown.
- Mr. Drake reported that Clearfield is still working on the TOD funding and working with the city on off site improvements. The design was shown and it was reported that work is expected to begin this spring. They are working with HUD for financing on the full build out.
- On the Sandy TOD Phase I ground work is nearly complete. Phase II site work is also progressing. Phase III is moving forward with a neighborhood meeting scheduled this week to show the neighbors the height of the proposed building.
- Trustee McKinley asked a question about the ADA parking that will be provided for UTA customers. It is just slightly over the current 100 – 150 feet away for Phase I. Staff will review the options again and verify that ADA parking is provided as close as possible.

#### c. Provo Orem BRT Update

**Grey Turner**

- Grey Turner, Sr Program Manager, Engineering Project Development, introduced the report with a picture of a five door diesel hybrid bus from Cleveland that looks like the proposed BRT bus. Further electric bus options were also discussed, including a BYD articulated electric bus that will be in Salt Lake in about three weeks for UTA to test for a couple of weeks.
- Mr. Turner stated that things have been quiet in Utah County. Continuing to progress on the bond agreement with Utah County. The agreement with UDOT has been completed, with Provo and Orem agreements to follow shortly. The Small Starts grant as reported last month this project is on the

President's budget for two pots of money, one for \$71 M in 2016, as well as a previously awarded \$4M that they are looking into appropriating right now. FTA Region 8 next week to discuss a construction appropriation of \$75 M one time construction grant.

- Expecting an approved FONSI from FTA any day.
- Over the past month UTA has advertised, interviewed and is negotiating with a final designer. UTA cannot sign a contract with the final designer until approval is received on the FONSI.

d. **Five-Year Service Plan Update**

**Matt Sibul**

- Mr. Sibul stated that staff had been looking at the question of what UTA would do with any new funding that might be approved by the legislature this year. He reminded the Committee that the amount approved is likely to be modest, but UTA needs to be prepared nevertheless.
- The RTP does include several expanded service and state of good repair options, in addition to new projects.
- The five-year service plan is a near-term focus of UTA priorities showing options for no budget increase, 10% increase in funding, and even more of an increase of 40% in funding.
- Staff has also had the discussion of increasing the service on the fringe of the current service times: early morning, late nights, holidays etc. These ideas don't maximize ridership, but answer some of the requests for service by our customers. Ski bus, service facilities, etc. are also on the table.
- Jerry Benson, VP – Chief Operations Officer, discussed UTA level of service compared to UTA peers. UTA level of service outside of TRAX is pretty thin in some areas and could be augmented without a lot of extra equipment, utilizing some of the buses that sit idle in the off-peak hours for instance.
- Mr. Sibul also stated that we will continue to develop options to show our customers that UTA does have a plan for any extra funds. UTA is several steps away from getting the votes that would be necessary to get these funds, even if the legislature approves the bill.
- Mr. Allegra suggested that there may be an air quality nexus to any legislative decisions.
- Committee member questions and comments were taken.

e. **Liaison, Conference and External Committee Reports**

**Charles Henderson/ Michael Allegra**

- Mr. Allegra reported that he spent the past weekend in Washington at the APTA Legislative conference. There is a planned national campaign on April 9: "Stand UP for Transportation", focused on the need for an aggressive, sustainable transportation bill.
- He also reported that ridership at UTA is up even above the national up-trending ridership.

4. **Closed Session Items: No Closed Session this month.**

- a. Strategy Session to Discuss the Purchase, Exchange or Lease of Real Property when Public Discussion would Prevent the Public Body from Completing the Transaction on the Best Possible Terms.
- b. Strategy Session to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual.
- c. Strategy Session to Discuss On-going and/or Potential Litigation.
- d. Strategy Sessions to Discuss Collective Bargaining

5. **Action Taken Regarding Matters Discussed in Closed Session**

**Charles Henderson**

**PLANNING AND DEVELOPMENT COMMITTEE  
MEETING REPORT  
March 11, 2015**

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- 6. Input for February Committee Meeting Agenda** **Charles Henderson**
- a. Approval of March 11, 2015 Meeting Minutes Charles Henderson
  - b. Draft RTP Matt Sibul
  - c. TOD Update Paul Drake/ Steve Meyer
  - d. Adding a car to FrontRunner Trains Assessment
  - e. Provo / Orem BRT Update Grey Turner
  - f. Liaison, Conference and External Committee Reports Charles Henderson

- 7. Other Business** **Charles Henderson**
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- 8. Adjourn** **Charles Henderson**

**Trustee McKinley made the motion that the meeting be adjourned at 3:26 p.m. Trustee Bartholomew seconded the motion and it passed unanimously.**