

TRI-VALLEY TRANSPORTATION COUNCIL

Renee Morgan
TVTC Chair
Mayor
Town of Danville
(925) 918-3999

TVTC FINANCE SUBCOMMITTEE MEETING ***SPECIAL MEETING**

Monday, April 14, 2025
4:00 p.m.

David Haubert
TVTC Vice Chair
Supervisor District 1
Alameda County
(510) 272-6691

In-Person Meeting Locations:

1. Town of Danville, Community Meeting Room, 500 La Gonda Way, Danville, CA 94526
2. 246 Argonne Avenue, Long Beach, CA 90803 (remote)

Jean Josey
Councilmember
City of Dublin
(925) 833-2530

If you have any questions related to the Tri-Valley Transportation Council meeting agenda. Please contact Allan Shields, TVTC Administrative staff at (925) 314-3378 or email at ashields@danville.ca.gov.

Pursuant to Government Section 54953(b), members of the Board will be participating via teleconference from the above-listed in-person meeting locations. All in-person meeting locations will be open and accessible to the public and members of the public will have the opportunity to directly address the Board from these locations. This agenda will be posted at all locations.

Remote Meeting Link:

Join Zoom Meeting Link:

<https://us02web.zoom.us/j/83252303428?pwd=ecB400wV4SGQg4EZRnXmrBLZWYbYkS.1>

Meeting ID: 832 5230 3428

Passcode: 803281

One tap mobile

+16694449171,83252303428# US

+16699006833,83252303428# US (San Jose)

Dial by your location

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+1 669 900 6833 US (San Jose)

Meeting ID: 832 5230 3428

Members of the public who wish to participate in the meeting electronically have the option of giving public comments via Zoom during the Public Comment period (for topics not on the agenda), in addition to each of the items on the agenda.

If you are submitting a public comment via email, please do so **by 12:00 p.m. on Monday, April 14, 2025**, to ashields@danville.ca.gov. Please include **"Public Comment 04/14/25"** in the subject line. In the body of the email, please include your name and the

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item you wish to speak on. Public comments submitted will be read during Public Comment and will be subject to the regular three-minute time restriction.

This AGENDA is posted in accordance with Government Code Section 54954.2(a). If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) (ADA), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation, please contact the Administrator at (925) 314-3378 or by email at ashields@danville.ca.gov at least 24 hours in advance of the meeting. Upon receiving a request, the TVTC will swiftly resolve requests for reasonable accommodation for individuals with disabilities, consistent with the federal ADA, and resolve any doubt in favor of accessibility.

Agenda materials that become available within 72 hours in advance of the meeting, and after publishing of the agenda, will be available at Danville Town Offices, 500 La Gonda Way, and will be posted on the TVTC's website at <https://www.tvtc-jpa.com/Meetings/Upcoming-Meetings.aspx>

Once connected to the Zoom platform using the Zoom link information provided, the public speaker will be added to the Zoom webinar as an attendee and muted. The speaker will be able to observe the meeting from the Zoom platform. The speaker will be unmuted to give public testimony via Zoom.

TRI-VALLEY TRANSPORTATION COUNCIL

AGENDA

1. **Call to Order**
2. **Roll Call and Self Introductions**
3. **Public Comment**
4. **Consent Calendar**
 - a. APPROVE March 20, 2025, Finance Subcommittee Meeting Minutes*
5. **Old Business**
 - a. REVIEW Agency Revenues for Planned Projects Where Fees Have Not Been Collected
 - b. REVIEW and RECOMMEND the TVTC Board Adopt the Construction Cost Index Annual Adjustment to the Tri-Valley Transportation Development Fee
6. **New Business**
7. **Administrative Business**
8. **Informational Items**
 - a. April 21, 2025, at 4 p.m. – *TVTC Board Meeting*
 - b. July 21, 2025, at 4 p.m. - *TVTC Board Meeting*
9. **Adjournment**

* *Attachment(s)*

Item 4

Item 4a - DRAFT - MEETING MINUTES

TRI-VALLEY TRANSPORTATION COUNCIL FINANCE SUBCOMMITTEE REGULAR MEETING

Community Meeting Room, Danville, 500 La Gonda Way, 94526 and
Zoom Teleconference Call
Monday, March 20, 2025

1. Call to Order

The Tri-Valley Transportation Council (TVTC) Finance Subcommittee was called to order at 4:04 p.m. by Chair, Renee Morgan, Town of Danville.

2. Roll Call and Self Introductions

TVTC Members in Attendance:

Renee Morgan, Chair, Mayor, Danville
Jean Josey, Councilmember, Dublin

TVTC Staff in Attendance:

Diane Friedmann, Danville
Maritoni Maravilla, Alameda
Sai Midididdi, Dublin
Allan Shields, Danville

Others in Attendance:

John Cropper, Cropper & Rowe

3. Public Comment

None.

4. Consent Calendar

- a. APPROVE January 27, 2025, Finance Subcommittee Meeting Minutes*
- b. REVIEW AND RECOMMEND the FY24 Audit*
- c. REVIEW AND RECOMMEND the TVTC Board approve the Revised FY25 Administrative Operating Budget*
- d. REVIEW and RECOMMEND the TVTC Board adopt the Construction Cost Index Annual Adjustment to the Tri-Valley Transportation Development Fee* **REMOVED FOR DISCUSSION**

Motion by Councilmember **Josey**, second by Chair **Morgan** to approve the consent calendar; with the exception of item 4d.

Approved (Ayes 2; Noes 0; Abstain 0; Absent 1)

Item 4d – REVIEW and RECOMMEND the TVTC Board adopt the Construction Cost Index Annual Adjustment to the Tri-Valley Transportation Development Fee

Motion by Councilmember Josey, second by Chair Morgan to not recommend the TVTC Board approve the Construction Cost Index Annual Adjustment.

Approved (Ayes 2; Noes 0; Abstain 0; Absent 1)

5. **Old Business**

None.

6. **New Business**

a. Mechanics Bank Account update

TVTC Administrator Allan Shields provided an update about the Mechanics Bank account and the minimum balance required to maintain the account.

b. TVTDF Projections vs Actuals Findings and Discussion

Allan Shields provided an update to the Subcommittee Members about the data TVTC Staff collected regarding the low collection of TVTDF fees.

Chair Morgan and Councilmember Josey agreed to have the staff and each agency's Planning Department look at the status of future projects.

7. **Administrative Business**

a. REVIEW Mechanics Bank, LAIF, and Revenue and Expenditure Reports*

TVTC Administrator Allan Shields reviewed Mechanics Bank, LAIF and Revenue and Expenditure Reports with the Finance Subcommittee.

8. **Informational Items**

a. April 21, 2025, at 4:00 pm – *TVTC Board Meeting*

The Finance Subcommittee agreed to have a Special Meeting on Monday, April 14, 2025 to discuss TVTDF Projections and Actuals.

9. **Adjournment**

The meeting was adjourned by Chair Morgan at 4:50 p.m.

Item 5

TRI-VALLEY TRANSPORTATION COUNCIL

Item 5b

Renee Morgan
TVTC Chair
Mayor

Town of Danville
(925) 918-3999

David Haubert
TVTC Vice Chair
Supervisor District 1

Alameda County
(510) 272-6691

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To: TVTC Finance Subcommittee

From: Technical Advisory Committee (TAC)

Date: April 14, 2025

Subject: REVIEW and RECOMMEND the TVTC Board Adopt the Construction Cost Index Annual Adjustment to the Tri-Valley Transportation Development Fee

BACKGROUND

The Joint Exercise of Powers Agreement (JEPA) for the Tri-Valley Transportation Development Fee (TVTDF) contemplates that the TVTDF amounts will be adjusted automatically as of July 1 of each year to reflect changes in regional construction costs. JEPA Section 3(D)(I) specifies that the adjustment may be adopted by a simple majority of the TVTC Board.

DISCUSSION

The amount of the adjustment is based on the change in the "Construction Cost Index" (CCI) for the San Francisco Bay Area, as reported annually in the Engineering News Record (ENR). The December 2024 ENR CCI for the San Francisco Bay Area is **-0.7%**. Per TVTC Resolution No. 2022-07 all the rates are adjusted by CCI.

RECOMMENDATION

The TVTC Finance Subcommittee and the TAC recommend that the Board adopt the Tri-Valley Transportation Development Fee Construction Cost Index (CCI) Annual Adjustment and notify each TVTC member agency to collect the TVTDF rates as listed below starting **July 1, 2025**:

Single Family Residential	\$7,145.70/Dwelling Unit (DU)
Multi-Family Residential	\$4,213.06/DU
Office	\$9.54/sq. ft. Gross Floor Area
Retail	\$6.09/sq. ft. Gross Floor Area
Industrial	\$5.38/sq. ft. Gross Floor Area
Other	\$6,608.69/average am/pm peak hour trip
ADU/SDU	\$0
Affordable Housing	\$0

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TVTDF Historical Fee Rates

	2023	2024	2025
Single Family Residential (per DU)	\$6,946.01	\$7,196.07	\$7,145.70
Multi-Family Residential (per DU)	\$4,095.33	\$4,242.76	\$4,213.06
Office (per SF Gross Floor Area)	\$9.28	\$9.61	\$9.54
Retail (per SF Gross Floor Area)	\$5.92	\$6.13	\$6.09
Industrial (per SF Gross Floor Area)	\$5.23	\$5.42	\$5.38
Other (average am/pm peak hour trip)	\$6,424.02	\$6,655.28	\$6,608.69
Affordable Housing *	\$0.00	\$0.00	\$0.00
ADU/SDU**	\$0.00	\$0.00	\$0.00

*Pursuant to Resolution No. 2015-01 Adjusting the Tri-Valley Transportation Development Fee Schedule

**Pursuant to Resolution No. 2019-03 – Resetting the Accessory Dwelling Unit/Secondary Dwelling Unit Fee in the Tri Valley Transportation Council Development Fee Program.