

# Western Riverside Council of Governments

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## Regular Meeting

~ Minutes ~

Monday, April 1, 2019

2:00 PM

County Administrative Center

### 1. CALL TO ORDER

The meeting was called to order by Chair Chuck Washington at 2:00 p.m. on April 1, 2019, at the Riverside County Administrative Center, 4080 Lemon Street, Riverside

Jurisdiction	Attendee Name	Status	Arrived / Departed
City of Banning	Daniela Andrade	Present	1:55 PM
City of Beaumont		Absent	
City of Calimesa	Jim Hyatt	Present	1:55 PM
City of Canyon Lake	Randy Bonner	Present	1:55 PM
City of Corona		Absent	
City of Eastvale	Brandon Plott	Present	1:55 PM
City of Hemet	Bonnie Wright	Present	1:55 PM
City of Jurupa Valley	Micheal Goodland	Present	2:03 PM
City of Lake Elsinore	Brian Tisdale	Present	1:55 PM
City of Menifee	Matt Liesemeyer	Present	1:55 PM
City of Moreno Valley	Victoria Baca	Present	1:55 PM
City of Murrieta	Kelly Seyarto	Present	1:55 PM
City of Norco	Kevin Bash	Present	1:55 PM
City of Perris	Rita Rogers	Present	1:55 PM
City of Riverside	Rusty Bailey	Present	1:55 PM
City of San Jacinto	Russ Utz	Present	1:55 PM
City of Temecula	James Stewart	Present	1:55 PM
City of Wildomar	Ben Benoit	Present	1:55 PM
District 1	Kevin Jeffries	Present	1:55 PM / 2:26 PM
District 2	Karen Spiegel	Present	1:55 PM
District 3	Chuck Washington	Present	1:55 PM
District 5	Jeff Hewitt	Present	1:55 PM
EMWD	David Slawson	Present	1:55 PM / 2:32 PM
WMWD	Brenda Dennstedt	Present	1:55 PM
Morongo Band of Mission Indians	Robert Martin	Present	1:55 PM
Office of Education (ex-officio)		Absent	
TAC Chair	George Johnson	Present	1:55 PM
Executive Director	Rick Bishop	Present	1:55 PM

Note: Times above reflect when the member logged in; they may have arrived at the meeting earlier.

**2. PLEDGE OF ALLEGIANCE**

Committee member Rita Rogers led members and guests in the Pledge of Allegiance.

**3. PUBLIC COMMENTS**

Arnold San Miguel, Southern California Association of Governments (SCAG), announced that registration is now open for the 54th annual SCAG Regional Conference and General Assembly being held May 1 – 3, 2019, at the JW Marriott in Palm Desert. This year's theme is *Beyond Boundaries*.

**4. MINUTES**

<b>RESULT:</b>	<b>APPROVED AS RECOMMENDED</b>
<b>MOVER:</b>	Wildomar
<b>SECONDER:</b>	Moreno Valley
<b>AYES:</b>	Banning, Calimesa, Eastvale, Hemet, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar, District 1, District 3, District 5, EMWD, WMWD, Morongo Band of Mission Indians
<b>ABSTAIN:</b>	Canyon Lake, District 2
<b>ABSENT:</b>	Beaumont, Corona, Jurupa Valley

**A. Summary Minutes from the March 4, 2019, Executive Committee Meeting are Available for Consideration**

**Action:** 1. *Approved the Summary Minutes from the March 4, 2019, Executive Committee meeting.*

**5. CONSENT CALENDAR**

<b>RESULT:</b>	<b>APPROVED AS RECOMMENDED</b>
<b>MOVER:</b>	Lake Elsinore
<b>SECONDER:</b>	Murrieta
<b>AYES:</b>	Banning, Calimesa, Canyon Lake, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar, District 1, District 2, District 3, District 5, EMWD, WMWD, Morongo Band of Mission Indians
<b>ABSENT:</b>	Beaumont, Corona

**A. Adoption of Salary Schedule to meet CalPERS' Requirements**

**Action:** 1. *Adopted WRCOG Resolution Number 04-19; A Resolution of the Executive Committee of the Western Riverside Council of Governments adopting the Fiscal Years 2012/2013, 2013/2014, 2014/2015, 2015/2016 and 2016/2017 publicly available salary schedules as required by CalPERS.*

**B. Environmental Department Application for CalRecycle HHW Small Projects Program Grant**

**Action:** 1. *Adopted WRCOG Resolution Number 06-19; A Resolution of the*

*Executive Committee of the Western Riverside Council of Governments authorizing submittal of application(s) for all CalRecycle grants for which the Western Riverside Council of Governments is eligible.*

**C. Finance Department Activities Update**

**Action:** 1. *Received and Filed.*

**D. WRCOG Committees and Agency Activities Update**

**Action:** 1. *Received and Filed.*

**E. Regional Streetlight Program Activities Update**

**Action:** 1. *Received and Filed.*

**F. Western Riverside Energy Partnership Activities Update**

**Action:** 1. *Received and Filed.*

**G. PACE Programs Financial Update**

**Action:** 1. *Received and Filed.*

**H. Report out of WRCOG Representatives on Various Committees**

**Action:** 1. *Received and Filed.*

**6. REPORTS / DISCUSSION**

**A. PACE Programs Activities Update: General Activities Update, Approval of a New Provider, and Changes to Commercial Program Guidelines**

Mike Wasgatt, WRCOG Program Manager, reported that the residential Program completed just over 250 projects last month at a total project value of just of \$5.6M. One project was completed in the commercial Program last month with a project value of just over \$148k.

After today's action, Twain Financial Partners will be participating under the WRCOG umbrella and is an active commercial PACE provider based out of St. Louis, Missouri, and operates in nine states and the District of Columbia.

Staff is seeking authorization to refinance commercial PACE projects. If approved, refinancing can occur on previously installed, eligible equipment. State law does allow for refinancing; however, WRCOG's Program Report is silent on the matter. Every other commercial PACE Program throughout the state allows for refinancing.

The commercial Program currently allows financing terms of up to 25 years, while a typical development loan is for 30 years and contains a Replacement Reserve Contingency. This Reserve contains funds to replace items that generally expire within those 30 years, such as carpet. Staff is requesting financing terms be extended to 30 years, applicable to new construction only.

**Actions:** 1. *Adopted WRCOG Resolution Number 05-19; A Resolution of the*

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*Executive Committee of the Western Riverside Council of Governments authorizing Twain Financial Partners Holding, LLC, to administer and finance authorized improvements to be installed on commercial properties, and in connection with such authorization, approving amendments to the Program Report for the WRCOG Energy Efficiency and Water Conservation Program for Western Riverside County and the form of a commercial handbook, agreement to pay assessment and finance improvements, administration agreement, indenture authorizing the issuance of bonds pursuant to such indenture and subsequent indentures in similar form secured by assessments levied on commercial properties to finance the installation of authorized improvements on such commercial properties and approving other actions in connection thereto.*

2. *Approved the Administration & Finance Committee's recommendation to allow refinancing on Commercial PACE projects.*
3. *Approved the Administration & Finance Committee's recommendation to allow a 30-year term for Commercial PACE projects that have met certain conditions.*

**RESULT: APPROVED AS RECOMMENDED**

**MOVER:** Hemet

**SECONDER:** WMWD

**AYES:** Banning, Calimesa, Canyon Lake, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar, District 1, District 2, District 3, District 5, EMWD, WMWD, Morongo Band of Mission Indians

**ABSENT:** Beaumont, Corona

## **B. Report from the League of California Cities**

Erin Sasse, League of California Cities Representative, was unable to attend.

***Action:*** 1. *None.*

## **C. Transportation Uniform Mitigation Fee (TUMF) Program Activities Update: Approval of the Draft 2019 Central Zone Transportation Improvement Program (TIP) and TUMF Network Administrative Amendment**

Christopher Gray, WRCOG Director of Transportation & Planning, reported that there is a very strong level of development activity occurring in the Central Zone (Cities of Menifee, Moreno Valley, and Perris, the March JPA and the County), and WRCOG has been collecting additional revenues within that Zone. Staff met with City Managers and Public Works Directors of each Zone jurisdiction to discuss funding for projects. Those projects were then presented to the Zone Committee, the elected officials of each Zone jurisdiction, for approval. The Transportation Improvement Program for the Central Zone is being presented today for final approval.

Staff have been making changes to the TUMF Network, as is permissible during non-Nexus Study update years. The Pass Zone is comprised of the Cities of Banning, Beaumont, and Calimesa. It was determined that there was a lack of regional projects in the Pass Zone. Based upon a request by the Pass Zone, staff was asked to formally amend the Network to designate the Highland Springs Avenue Interchange, Cherry Valley Boulevard Interchange, and I-10

Bypass project as backbone projects to the Network. These projects would then be able to compete for funding from the Riverside County Transportation Commission. The addition of these projects to the Network is a minor administrative change and does not affect the TUMF fee; it merely changes the project type from secondary to backbone.

Staff is in the process of developing an online TUMF payment portal for those entities which delegated TUMF collection to WRCOG. The project is due to begin later this week and is anticipated to be completed by July / August 2019. Developers will be allowed to submit their TUMF assessments and payments electronically.

- Actions:**
1. *Approved the 2019 Central Zone TIP.*
  2. *Approved the 2019 TUMF Network Administrative Amendment.*

<b>RESULT:</b>	<b>APPROVED AS RECOMMENDED</b>
<b>MOVER:</b>	Wildomar
<b>SECONDER:</b>	Menifee
<b>AYES:</b>	Banning, Calimesa, Canyon Lake, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar, District 1, District 2, District 3, District 5
<b>ABSENT:</b>	Beaumont, Corona
(The Morongo Band of Mission Indians and Water Districts do not vote on TUMF matters)	

#### D. Fee Comparison Analysis – Final Report

Christopher Tzeng, WRCOG Program Manager, reported that in 2016 WRCOG conducted a study analyzing fees that various jurisdictions and agencies charge on new development. Fees for each of WRCOG's member jurisdictions, as well as neighboring jurisdictions in the Coachella Valley and San Bernardino County were analyzed for comparison. The results of the study were presented to this Committee in 2017. Based upon the positive feedback, WRCOG indicated that it would update the study every two years.

For the current study, the same methodology was used as was in the previous study, with the exception of revising the water and sewage assumptions based upon feedback provided by the water districts.

Five different development types were analyzed, including single-family residential; multi-family residential; retail; office; and industrial.

Because fees and fee structures differ in each jurisdiction, the project team itemized the fees into different categories. There is a regional transportation fee, water / sewer connection fee, other city fees, school fees, and other regional fees.

For residential uses, TUMF makes up approximately 20% of the total Development Impact Fee (DIF); water / sewer is approximately 35%, other city fees are approximately 22%, school fees are approximately 18%, and approximately 5% for other regional fees.

The average retail DIF in the subregion is approximately \$24 per square foot; industrial is approximately \$5.20 per square foot; and office is approximately \$14 per square foot. TUMF makes up for nearly 32% of the total retail DIF, but approximately 15% of the total office DIF.

WRCOG residential DIF averages for both single- and multi-family residential are lower than those in San Bernardino County, but higher than Coachella Valley. The San

Bernardino County transportation fee is actually low because it does not have a County-wide fee program. What is not charged at the regional level is accounted for at the city level.

The one land use in which WRCOG's DIF is higher than in San Bernardino County is retail; the average retail DIF for Coachella Valley is also higher than that in San Bernardino County.

TUMF makes up approximately 1% - 2% of total development costs.

Mr. Tzeng shared a single-family fee comparison for WRCOG member jurisdictions. In total there are 12 jurisdictions below the subregion's average. Of note is that some jurisdictions lie within multiple water districts or school districts.

There are 11 jurisdictions which are below the subregion's average for multi-family DIF. There are 13 jurisdictions which are below the subregion's average for industrial land use. There are 13 jurisdictions which are below the subregion's average for retail land use. There are 9 jurisdictions which are below the subregion's average for Class A or B office land use.

***Action:*** 1. *Received and filed.*

#### **E. Western Riverside County Clean Cities Coalition Activities Update**

Kyle Rodriguez, WRCOG Staff Analyst, reported that the Clean Cities Coalition is a partnership with the United States Department of Energy (DOE) that promotes the use of alternative fuel vehicles and energy efficient transportation. Clean Cities Coalitions have saved more than 8.5B gallons of gasoline since the Program was established in 1993. The Western Riverside County Clean Cities Coalition became a designated Coalition in 1997 and has saved more than 9.6M gallons of gasoline.

There are over 85 coalitions throughout the U.S., which serve as the foundation of Clean Cities. Coalitions are designed to advance energy, economic, and environmental security of the U.S. by supporting advanced technology vehicle use.

The Western Riverside County Clean Cities Coalition are backed by both public and private stakeholders. Coordinators, such as Mr. Rodriguez, meet with local stakeholders to assist in implementing alternative and renewable fuels, encourage idle reductions, and guide emerging transportation technology.

As Coalition members look in to replacing older vehicles, the Coalition helps to determine which vehicle best fits for purchase, educate members on alternative vehicles, and provide technical assistance to evaluate needs.

The Western Riverside County Clean Cities Coalition has helped members plan new infrastructure, as well as research grants for funding.

The Western Riverside County Clean Cities Coalition online tool accomplishes three objectives: 1) lists current alternative fueling stations within Western Riverside County; 2) identifies gaps and opportunities in alternative fueling infrastructure deployment; and 3) identifies tools to address gaps and opportunities.

The Western Riverside County Clean Cities Coalition will be facilitating the 2019 AltCar Expo on October 16, 2019, at the Riverside Convention Center. The mission of the Expo is

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to provide an accessible and comprehensive setting to discover existing alternatives to the way energy and transportation are currently being used.

**Action:** 1. *Received and filed.*

**7. REPORT FROM THE TECHNICAL ADVISORY COMMITTEE CHAIR**

The Technical Advisory Committee Chair had no report to provide.

**8. REPORT FROM COMMITTEE REPRESENTATIVES**

Brian Tisdale, California Association of Councils of Government (CALCOG) representative, reported that at the recent annual conference there were a lot of conversations on the Governor's plan for affordable housing. There is \$250M available in planning funds and \$125M for regional planning. CALCOG is now tracking and taking positions on bills. East Sacramento is experimenting with micro transit, similar to Uber, in which riders request, via smartphone, for travel on shuttle buses or vans.

Crystal Ruiz, San Diego Association of Governments' Borders Committee representative, reported that the Committee discussed a 2018 Commuter Behavior Survey and are looking at different travel opportunities from this region down into San Diego, and how commuters travel in general.

**9. REPORT FROM THE EXECUTIVE DIRECTOR**

Rick Bishop, WRCOG Executive Director, had nothing to report.

**10. ITEMS FOR FUTURE AGENDAS**

There were no items for future agendas.

**11. GENERAL ANNOUNCEMENTS**

There were no general announcements.

**12. NEXT MEETING**

The next Executive Committee meeting is scheduled for Monday, May 6, 2019, at 2:00 p.m., at the County of Riverside Administrative Center, 1st Floor Board Chambers.

**13. ADJOURNMENT**

The meeting adjourned at 2:33 p.m.

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