

MEETING OF THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM
EXECUTIVE COMMITTEE
1255 Imperial Avenue, Suite 1000
San Diego, CA 92101

February 7, 2019

MINUTES

A. ROLL CALL

Chair Gomez called the Executive Committee meeting to order at 9:02 a.m. A roll call sheet listing Executive Committee member attendance is attached.

B. APPROVAL OF MINUTES

Mr. Arapostathis moved for approval of the minutes of the January 10, 2019, MTS Executive Committee meeting. Ms. Rios seconded the motion, and the vote was 4 to 0 in favor with Mr. Fletcher and Ms. Salas absent.

C. COMMITTEE DISCUSSION ITEMS

1. Implementation Procedures for Board Policy No. 18 (Sharon Cooney)

Tim Allison, Manager of Real Estate Assets, introduced this item and Debbie Ruane, with Norwood Development Strategies. He discussed the background of Board Policy No. 18 and provided a brief history of the creation of the procedural manual for the policy. Ms. Ruane continued the presentation and reviewed the main points of the procedural manual. She discussed the process to identify best practices, the Request for Qualifications (RFQ)/Request for Proposals (RFP) criteria; design criteria; and the opportunities for innovation. Lastly, she reviewed the next steps going forward which would be to receive and incorporate comments from the Executive Committee, update inventory and the website, continue to pursue development opportunities, and finalize the procedural manual.

PUBLIC COMMENTS

Maya Rosas – Ms. Rosas commented on behalf of Circulate San Diego. She provided comments and recommendations for the procedural manual. Ms. Rosas recommended for zoned capacity to be specifically mentioned in the prioritization section of the manual. She stated they appreciate that non-prioritized sites can also receive proposals from developers. Ms. Rosas requested that a timeframe be included in the RFP section. She stated that specific parking replacement numbers should also be included in the manual. They are recommending that parking requirements are not more than what is actually utilized today and should not be determined on a case-by-case basis. Ms. Rosas also commented that they do not want to see a reduction in density due to design specifications.

COMMITTEE COMMENTS

Chair Gomez provided the following recommendations to include in the manual: stronger language for developers to provide transit passes, more reference to infrastructure for biking and active transportation, and more clarification related to parking. Ms. Cooney replied that MTS would prefer lower parking requirements; however, it is important to evaluate each site on a case-by-case basis to accommodate transit riders that do not live at the site and drive to the transit station to ride transit. Chair Gomez also asked for the manual to include shared parking as an option.

Ms. Rios inquired about non-prioritized sites and asked if the specific jurisdictions will have input related to those sites. Ms. Cooney replied that the cities will have input and work as a partner to MTS during the development of any site that is in their specific jurisdiction. Ms. Rios also requested for stronger language in the manual related to transit passes.

Mr. Arapostathis asked if density requirements would exclude developers from applying for a state density bonus. Ms. Ruane replied that density requirements do not exclude developers from applying for bonuses.

Action Taken

Chair Gomez moved to forward a recommendation to the Board of Directors to approve the proposed implementation procedures for Board Policy 18, "Joint Development Program". Ms. Montgomery seconded the motion, and the vote was 6 to 0 in favor.

2. Palm Avenue Trolley Station Transit Oriented Development (Sharon Cooney and Tim Allison)

Sharon Cooney, Chief of Staff, introduced this item. She stated that MTS has had interest from various developers for this property in the past, but none of the developers had moved forward with their proposals. Ms. Cooney noted that staff is looking for feedback on the most recent proposal. Mr. Allison continued the presentation. He presented a picture of the vicinity aerial of the Palm Avenue site. He reviewed the details, specifications and regional proximity of the site. Mr. Allison provided information on the development team, which includes National CORE and Malick Infill Corporation. Lastly, he presented renderings of the project site, housing element, commercial/mobility hub, and parking.

Andrew Malick, with Malick Infill Corporation, discussed the benefits of this project and site location. He noted that it is a very walkable and bikeable community, near the Otay Regional Valley Park, which is an added benefit.

Brian Woods commented on behalf of National CORE and stated that they see this as a great opportunity to not only house people safely, but to also help them live healthy and thriving lives by bringing resident services to those living on the property.

PUBLIC COMMENT

Kelvin Barrios – Mr. Barrios commented on behalf of Laborers' International Union of North America (LIUNA) Local 89. He stated that he wanted to comment on the joint development program procedural manual. Mr. Barrios stated that they are recommending that joint development projects are constructed using a skilled and trained workforce and to comply with prevailing wage requirements. He also encouraged that these recommendations be taken up before any joint development agreements are approved by the Board.

COMMITTEE COMMENTS

Ms. Salas commented that it seems most of the joint development projects will include some type of affordable housing and asked if this would automatically trigger prevailing wage requirements. Karen Landers, General Counsel, replied that prevailing wage requirements would depend on the developer's funding source. Ms. Salas asked what the strategy would be to increase the densities of the local community plan. Mr. Malick replied that they will be working with the community and the jurisdiction on increasing the density requirement for the site.

Mr. Arapostathis asked if there was a grocery store within walking distance to the site. Mr. Malick replied that there is a miniature grocery store within walking distance, and they are also looking to build a miniature market on the site. Ms. Cooney also noted that there is a grocery store one trolley stop up from the site. Mr. Jablonski commented that there is a potential for a day care facility at the site too.

Chair Gomez stated that she would like to encourage the developers to provide transit passes to residents. She commented on the parking requirements for this site and asked if a parking study had been completed. Mr. Malick replied that they will engage a parking consultant for this site once there is an official agreement with MTS to move forward on the project. Chair Gomez recommended that the developers work with the community and Councilmember Vivian Moreno, who is the City of San Diego representative for this site.

Mr. Fletcher commented that it is important to work with the local stakeholders on the development of this project. He also asked that the developers and MTS be mindful of the partners they are considering to work with on the project and ensure that there is support from stakeholders and the community. Mr. Fletcher said that he is pleased to hear that there is a potential for the opportunity for a childcare facility.

Mr. Allison noted that this item serves as the public notice for this site location. He stated that if they do not receive any further interest from other developers, then staff will bring this item back to receive approval to move forward in the exclusive negotiating agreement.

Ms. Montgomery stated that she is interested in the community plan and adjusting the density requirements. She commented that she would like to see the community engaged before decisions are made to move forward on the project. Ms. Montgomery encouraged staff and the developers to sit down with Councilmember Moreno on this project.

Action Taken

No action taken.

D. REVIEW OF DRAFT February 14, 2019 BOARD AGENDA (TAKEN BEFORE CLOSED SESSION)

Recommended Consent Items

6. Investment Report – Quarter Ending December 31, 2018
7. Proposed Revisions to San Diego Metropolitan Transit System (MTS) Policy No. 41 – Signature Authority
Action would approve the proposed revisions to MTS Policy No. 41 – Signature Authority.
8. Excess Insurance Renewals for Liability and Workers' Compensation Program
Action would approve the purchase of excess liability insurance (at limits of \$75 million less a \$2 million self-insured retention [SIR]) and excess workers' compensation insurance (at statutory limits less a \$1 million self-insured retention [SIR]). The new policies would be in effect from March 1, 2019 through March 1, 2020.
9. Revisions to San Diego Metropolitan Transit System (MTS) Ordinance No. 11
Action would: (1) Adopt the proposed amendments to MTS Ordinance No. 11, an Ordinance Providing for the Licensing and the Regulating of Transportation Services within the City and County by the Adoption of a Uniform Paratransit Ordinance; (2) Direct publication of a summary of the amendments to MTS Ordinance No. 11; and (3) Upon adoption of the proposed amendments, authorize the Chief Executive Officer (CEO) the discretion to enforce MTS Ordinance No. 11 in its amended form.
10. San Diego Metropolitan Transit System (MTS) Task Order Contract Approval for Design Services to Double Track the Bayside Terminal
Action would authorize the Chief Executive Officer (CEO) to execute Work Order WOA1949-AE-31 for MTS Doc. No. G1949.0-17 with Jacobs Engineering Group, Inc. (Jacobs) in the amount of \$706,805.56 to perform design services for the Bayside Terminal double track project.
11. Train Number Signs, Brackets and Support for SD9 Trolley Vehicles for Mid-Coast – Contract Award
Action would authorize the Chief Executive Officer (CEO) to execute MTS Doc. No. L1483.0-19, a Sole Source agreement, with Woojin IS America, Inc. (Woojin), to provide train number signs, brackets and support for the new Mid-Coast SD9 Light Rail Vehicles (LRV).
12. Mobile Router and Cellular Communications Pilot – Conduent Software and Hardware Changes – Sole Source Award
Action would authorize the Chief Executive Officer (CEO) to execute MTS Doc. No. G1914.1-16 with Conduent Transportation Solutions, Inc. (Conduent) for the provision of software changes required to implement the mobile router and cellular communications project.

13. San Diego and Arizona Eastern (SD&AE) Railway Company Quarterly Reports and Ratification of Actions Taken by the SD&AE Board of Directors at its Meeting on January 29, 2019

Action would receive the San Diego and Imperial Valley Railroad (SD&IV), Pacific Southwest Railway Museum Association (Museum), and Desert Line quarterly reports, and ratify all actions taken.

E. REVIEW OF SANDAG TRANSPORTATION COMMITTEE AGENDA (TAKEN BEFORE CLOSED SESSION)

There was no SANDAG Transportation Committee agenda discussion.

F. COMMITTEE MEMBER COMMUNICATIONS AND OTHER BUSINESS (TAKEN BEFORE CLOSED SESSION)

There was no Committee Member Communications and Other Business discussion.

G. PUBLIC COMMENTS (TAKEN BEFORE CLOSED SESSION)

There were no Public Comments.

The Executive Committee convened for Closed Session at 9:50 a.m.

C3. CLOSED SESSION - PUBLIC EMPLOYEE PERFORMANCE EVALUATION/
CONFERENCE WITH LABOR NEGOTIATORS – CHIEF EXECUTIVE OFFICER
Pursuant to California Government Code Sections 54957 and 54957.6;
Agency-Designated Representative: Georgette Gómez, Chairperson
Employee: Paul C. Jablonski

The Executive Committee reconvened from Closed Session at 11:29 a.m.

Oral Report on Final Actions Taken in Closed Session

C3. The Executive Committee gave a performance evaluation and gave instructions to labor negotiators.

H. NEXT MEETING DATE

The next Executive Committee meeting is scheduled for March 14, 2019, at 9:00 a.m.

I. ADJOURNMENT

Chair Gomez adjourned the meeting at 11:30 a.m.

/s/ Georgette Gómez

Chairperson

Attachment: Roll Call Sheet

EXECUTIVE COMMITTEE
SAN DIEGO METROPOLITAN TRANSIT SYSTEM

ROLL CALL

MEETING OF (DATE) February 7, 2019

CALL TO ORDER (TIME) 9:02 a.m.

RECESS _____

RECONVENE _____

CLOSED SESSION 9:50 a.m.

RECONVENE 11:29 a.m.

ADJOURN 11:30 a.m.

BOARD MEMBER	(Alternate)	PRESENT (TIME ARRIVED)	ABSENT (TIME LEFT)
ARAPOSTATHIS	<input checked="" type="checkbox"/> (Arambula) <input type="checkbox"/>	9:00 a.m.	
FLETCHER	<input checked="" type="checkbox"/> (Cox) <input type="checkbox"/>	9:08 a.m.	
GOMEZ (Chair)	<input checked="" type="checkbox"/>	9:00 a.m.	
MONTGOMERY	<input checked="" type="checkbox"/> (Ward) <input type="checkbox"/>	9:00 a.m.	
RIOS (Vice-Chair)	<input checked="" type="checkbox"/>	9:00 a.m.	
SALAS	<input checked="" type="checkbox"/> (Sandke) <input type="checkbox"/>	9:05 a.m.	

SIGNED BY THE CLERK OF THE BOARD: Julia Tuer

CONFIRMED BY THE GENERAL COUNSEL: Allen Cash