

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

MINUTES

May 6, 2021

[Clerk's note: Except where noted, public, staff and board member comments are paraphrased. Note that the meeting was conducted via webinar to comply with public health orders].

1. Roll Call

Chair Fletcher called the Executive Committee meeting to order at 9:07 a.m. A roll call sheet listing Executive Committee member attendance is attached.

2. Approval of Minutes

Vice Chair Sotelo-Solis moved to approve the minutes of the March 4, 2021, MTS Executive Committee meeting. Board Member Sandke seconded the motion, and the vote was 5 to 0 in favor with Board Member Elo-Rivera and Board Member Salas absent.

3. Public Comments

There were no Public Comments.

COMMITTEE DISCUSSION ITEMS

4. Amendments to County and MTS Sublease (Mills Building) (Karen Landers)

Karen Landers, MTS General Counsel, presented on amendments to the County and MTS Sublease of the Mills Building. She outlined the history of the agreement, proposed sublease amendments and MTS cost impacts.

Vice Chair Sotelo-Solis asked about the analysis related to the increase of annual operating costs. She was particularly concerned about energy savings fixtures or retrofits that could allow the agency to lower its cost impact.

Ms. Landers explained the building has various energy efficiency retrofits maintained by Colliers, the property management company. The majority of the operating budget accounts for building management along with the utilities and capital programs, which maintain and refresh the building.

Vice Chair Sotelo-Solis asked if the budget presented indicated the overall operating cost.

Ms. Landers explained the budget presented indicates the increased cost to MTS with the 8<sup>th</sup> floor transfer.

Board Member Sandke asked about the additional space needed to support operations. He asked if the investment in obtaining the 8<sup>th</sup> floor matched the needs of the agency.

Sharon Cooney, MTS Chief Executive Officer, stated that the 8<sup>th</sup> floor would support the staff that coordinates PRONTO, Mid-Coast and additional future expansions of the system.

Action Taken

Chair Fletcher moved to forward a recommendation to the Board of Directors to authorize the Chief Executive Officer (CEO) to execute an Amendment to Sublease between MTS and the County of San Diego (County) related to the Mills Building located at 1255 Imperial Avenue in

San Diego, in substantially the same format as Attachment A. Board Member Hall seconded the motion, and the vote was 5 to 0 in favor with Board Member Elo-Rivera and Board Member Salas absent.

5. Gaslamp Square Advertising Opportunity (Rob Schupp)

Rob Schupp, MTS Director of Marketing and Communications, presented on the Gaslamp Square advertising opportunity. He outlined the Gaslamp square overview, Comic-Con activation, design, project benefits and next steps.

Board Member Sandke was concerned about stakeholder outreach. He asked if the advertising structure would have audio functionality. He noted audio may be needed to broadcast emergency alerts.

Mr. Schupp confirmed the advertisement structure did not have a sound system to support audio broadcasting.

Vice Chair Sotelo-Solis asked about the potential electrical work that would be done on the project. She commented about the skilled labor workforce requirements.

Board Member Hall voiced concern that the light from the advertisement screen would disturb residents living nearby.

PUBLIC COMMENT

*Gretchen Newsom* – Representing the IBEW 569 supported the development of the project and is eager for a skilled and trained workforce to help develop and build this project.

Action Taken

No action taken.

6. Policy 18 – Joint Development Program Status (Tim Allison)

Tim Alison, MTS Manager of Real Estate Assets, and Karen Landers presented on Policy 18 – Joint Development Program status. They outlined the following items: previous Policy 18 changes; Morena Vista development; Smart Corner; Grossmont Trolley Station; Villa Encantada; development locations in the City of San Diego, City of National City, City of Chula Vista, and development locations in East County; AB 1486 noticing requirements; E Street Trolley Station; 12th & Imperial Transit Center; Grantville Trolley Station; Palm Avenue Station; Beyer Boulevard Trolley Station and Rancho Bernardo Transit Center; El Cajon Transit Center; City of La Mesa TOD feasibility study; Spring Street Station; Amaya Drive Station; 24th Street Trolley Station; Palomar Trolley Station; H Street Trolley Station; Riverwalk property; and the Mid-Coast – Clairemont Drive Trolley Station.

Ms. Cooney spoke on the 12<sup>th</sup> and Imperial Transit Center and noted this location is the largest transfer point in the system. She noted the main focus of the development is the transit center, ahead of a development deal.

Chair Fletcher asked staff to discuss the reasons for the lack of bidder interest in this site. He also asked for staff to explain the entitlement process for this development.

Mr. Allison noted that Greystar was the most likely candidate and did not place a bid, because they already had too much entitlement under construction. He continued that this project also

had more risk associated with it as it was on public land. He noted the affordable housing developers cited the project was too large, along with additional ground leasing complications. He assured the Board he was optimistic to move the project forward.

Chair Fletcher asked for staff to list the number of units for the site.

Mr. Allison hoped to incorporate 1,000 units, including an office expansion.

Board Member Sandke noted the importance of the development, but noted the main priority of the project should be the region's transit needs. He encouraged this project to be reimagined as a mobility hub rather than a transit center. He noted this would be an opportunity for the agency to create a mobility hub model for the region.

Ms. Landers noted that if the agency does move forward with the development of the transit center first, it will not preclude private housing development on top of the site. Doing so may reduce developer hesitation about transit center expansion costs and thus expand the pool of interested housing developers.

Ms. Cooney commented on the Clairemont Drive site and noted it as a critical access entryway to the nearby communities in Clairemont. She discussed concerns about the ability to access the site with an automobile and also noted bus accessibility limitations. She stated that the delay of this development could impact transit accessibility.

Vice Chair Sotelo-Solis commended MTS for its long-term thinking and encouraged thinking about the development sites as transit hubs. She asked about a 24<sup>th</sup> Street Trolley Station pathway that would run over the freeway that would allow the city to develop on both sides of the station. She asked staff if developers had any thoughts about the suggestion.

Mr. Allison noted he had not heard about this particular proposal.

Board Member Sandke noted that the agency is involved in the service of transporting people as opposed to housing. He asked about revenue estimates in ground leases to assist with a long-term income stream.

Ms. Cooney noted that due to changes in Policy 18, establishing revenue generating ground leases were not a priority objective of the policy.

Mr. Sandke commended the agency to be an exemplary partner in the development of housing in the region. He noted however that facilitating an efficient transit system should remain the focus of the region.

#### Action Taken

Informational item only. No action taken.

#### 7. Report on Activities Related to COVID-19 (Sharon Cooney)

Sharon Cooney, MTS Chief Executive Officer, reported on activities related to COVID-19. She outlined the following information: COVID-19 response measures, passenger safety/confidence measures, ridership level results, passenger survey results, employee safety/confidence measures, and next steps.

Chair Fletcher commended MTS staff in their efforts throughout the pandemic and the leadership ability to quickly adapt.

Board Member Aguirre gave her condolences for the lives lost of MTS employees and commended MTS staff for their effort and dedication to keeping the system moving during extraordinary times.

OTHER ITEMS

8. REVIEW OF DRAFT May 13, 2021 BOARD AGENDA

Recommended Consent Items

6. Title VI Triennial Program Update Submittal  
Action would adopt Resolution No. 21-6 approving the Title VI Program, including the plans, notices, records, maps, and data that demonstrate MTS's compliance with requirements of Title VI of the Civil Rights Act of 1964 (Title VI), for submittal to the Federal Transit Administration (FTA).
7. California Department of Transportation (Caltrans) Program of Projects for Federal Fiscal Year (FFY) 2021 Federal Transit Administration (FTA) Section 5311 – Formula Funding  
Action would approve Resolution No. 21-7 authorizing the use of and application for \$207,000 of FFY 2021 Section 5311 funds for operating assistance in rural areas.
8. California Department of Transportation (Caltrans) Program of Projects for Federal Fiscal Year (FFY) 2021 Federal Transit Administration (FTA) Intercity Bus Program 5311(f) – Competitive Funding  
Action would approve Resolution No. 21-8 authorizing the use of and application for \$300,000 of FFY 2021 Section 5311 (f) – competitive funding for operating assistance in non-urbanized areas.
9. Heliox Technology, Inc (Heliox) Fast Dc 180 kW High Powered Electric Chargers (HPC) Chargers – Sole Source Award  
Action would authorize the Chief Executive Officer (CEO) to issue a Purchase Order to Heliox for eight (8) Fast DC 180 kW Electric Chargers, and twenty-four (24) overhead inverted pantographs through a sole source procurement in the amount of \$1,275,595.50.
10. Investment Report – Quarter Ending March 31, 2021
11. Las Chollas Bridge Repair – Contract Award  
authorize the Chief Executive Officer (CEO) to execute PWL334.0-21, with Blue Pacific Engineering and Construction, a Small Business (SB), for the Las Chollas Bridge Repair in the amount of \$623,100.00 plus 20% contingency.
12. On-Call Electrical Repair Services – Contract Award  
Action would authorize the Chief Executive Officer (CEO) to execute MTS Doc. No. PWG330.0-21, with ACM Artistic Neon, Inc., dba ACM Lighting Services (ACM), a Disadvantaged Business Enterprise (DBE), for on-call electrical repair services for a period of one (1) base year and an additional two (2) option years for a total contract value of \$227,414.04.

13. Copley Park Division (CPD) Maintenance Shop Flooring Rehabilitation – Work Order Agreement  
Action would authorize the Chief Executive Officer (CEO) to execute Work Order MTSJOC275-19 under Job Order Contract (JOC) to MTS Doc. No. PWG275.0-19, with ABC Construction Co., Inc. (ABC), in the amount of \$131,013.55 for the rehabilitation to the maintenance shop flooring at the CPD.
14. Portable Toilet Services – Contract Award  
Action would authorize the Chief Executive Officer (CEO) to execute MTS Doc. No. G2452.0-21 with United Site Services of California, Inc., for portable toilet services, for three (3) base years with two (2) option years, for a total of five (5) years effective July 1, 2021, at a cost of \$840,462.29.
15. Pest Control Services – Contract Award  
Action would authorize the Chief Executive Officer (CEO) to execute MTS Doc. No. G2454.0-21, with Pestmaster Services, L.P., a Small Business (SB), for pest control services totaling \$277,865.24 for five (5) years effective June 8, 2021.
16. Bus Subcomponents – Contract Awards  
Action would authorize the Chief Executive Officer (CEO): 1) Execute MTS Doc. No. B0731.0-21, with Mohawk Manufacturing & Supply (Mohawk), in the amount of \$166,134.17 plus 20% contingency for the provision of bus brake and planetary kits, and air brake parts for a five-year term; and 2) Execute MTS Doc. No. B0732.0-21, with Vehicle Maintenance Program [a Women’s Business Enterprise (WBE)], in the amount of \$118,811.83 plus 20% contingency for the provision of and disc brake parts for a five-year contract term.
17. Payment Card Industry Data Security Standards (PCI-DSS) Professional Consulting Services – Contract Award  
Action would authorize the Chief Executive Officer (CEO) to execute MTS Doc. No. G2444.0-21, with CampusGuard LLC, for the PCI-DSS Professional Consultancy Services for a three (3) year base term with two (2) one-year options in the amount of \$684,000.00.
18. Communication Equipment Heating Ventilation Air Conditioning (HVAC) Maintenance Services – Amendment  
Action would: 1) Ratify Amendments 1-3, 5 and 6 (4 was not used) under MTS Doc. No. PWG225.0-17 (Attachments B – F) with Comfort Mechanical, a Small Business (SB), for a total of \$98,919.00; and 2) Authorize the Chief Executive Officer (CEO) to exercise Amendment 7, inclusive of option years 3 and 4, and increase the number of locations for the additional Mid-Coast stations under MTS Doc. No. PWG225.7-17 with Comfort Mechanical for a total of \$98,948.50.
19. Amendments to County and MTS Sublease (Mills Building)  
Action would authorize the Chief Executive Officer (CEO) to execute an Amendment to Sublease between MTS and the County of San Diego (County) related to the Mills Building located at 1255 Imperial Avenue in San Diego, in substantially the same format as Attachment A.

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9. Committee Member Communications and Other Business

Julia Tuer, MTS Manager of Government Affairs, briefly discussed the items on the SANDAG joint meeting between the Transportation, Regional Planning, and Borders Committees meeting agenda. The items included the following: remote working in the region along with the 2021 Regional Social Equity report.

10. Next Meeting Date

The next Executive Committee is scheduled for June 10, 2021, at 9:00 a.m. [Clerk's Note: the Audit Oversight Committee will be held prior to the Executive Committee meeting on June 10, 2021.]

11. Adjournment

Chair Fletcher adjourned the meeting at 10:42 a.m.



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Chairperson  
San Diego Metropolitan Transit System

Attachment: Roll Call Sheet

SAN DIEGO METROPOLITAN TRANSIT SYSTEM  
EXECUTIVE COMMITTEE

ROLL CALL

MEETING OF (DATE): May 6, 2021 CALL TO ORDER (TIME): 9:07am  
 RECESS: \_\_\_\_\_ RECONVENE: \_\_\_\_\_  
 CLOSED SESSION: \_\_\_\_\_ RECONVENE: \_\_\_\_\_  
 PUBLIC HEARING: \_\_\_\_\_ RECONVENE: \_\_\_\_\_  
 ORDINANCES ADOPTED: \_\_\_\_\_ ADJOURN: 10:42am

| REPRESENTATIVE                  | BOARD MEMBER      | (Alternate)  | PRESENT (TIME ARRIVED)              | ABSENT (TIME LEFT) |         |
|---------------------------------|-------------------|--|-------------------------------------|--------------------|---------|
| County                          | FLETCHER (Chair)  | <input checked="" type="checkbox"/> (Vargas)       | <input type="checkbox"/>            | 9:07am             | 10:42am |
| Vice Chair                      | SOTELO-SOLIS      | <input checked="" type="checkbox"/> (no alternate) | <input type="checkbox"/>            | 9:07am             | 10:42am |
| City of San Diego               | ELO-RIVERA        | <input type="checkbox"/> (Montgomery Steppe)       | <input type="checkbox"/>            |                    |         |
| East County                     | GASTIL            | <input type="checkbox"/> (Hall)                    | <input checked="" type="checkbox"/> | 9:07am             | 10:42am |
| SANDAG Transportation Committee | MONTGOMERY STEPPE | <input type="checkbox"/> (Aguirre)                 | <input checked="" type="checkbox"/> | 9:07am             | 10:42am |
| Chair Pro Tem                   | SALAS             | <input type="checkbox"/> (no alternate)            | <input type="checkbox"/>            |                    |         |
| South Bay                       | SANDKE            | <input checked="" type="checkbox"/> (Aguirre)      | <input type="checkbox"/>            | 9:07am             | 10:42am |

SIGNED BY THE CLERK OF THE BOARD:

  
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