

BOARD OF DIRECTORS  
REGULAR MEETING  
MONTEREY-SALINAS TRANSIT  
June 11, 2007

**1. CALL TO ORDER**

Vice-Chair Mancini called the meeting to order at 10:02 a.m. in the Monterey-Salinas Transit Conference Room.

Present:	Michael Cunningham	City of Carmel-By-The-Sea
	Kristin Clark	City of Del Rey Oaks
	Gary Wilmot	City of Marina
	Libby Downey	City of Monterey
	Vicki Stilwell	City of Pacific Grove
	Robert Russell	City of Salinas
	Thomas Mancini	City of Seaside
Absent:	Fernando Armenta	County of Monterey
	Lisa Senkir	City of Gonzales (Ex-Officio)
Staff:	Carl Sedoryk	General Manager/CEO
	Lyn Owens	Director of Human Resources
	Hunter Harvath	Director of Administration
	Michael Hernandez	Chief Operating Officer
	Robert Weber	Dir. Transportation Services
	Sonia Bannister	Office Administrator
	Mary Archer	Planner
	Tonja Posey	Human Resource Supervisor
	Tom Hicks	CTSA Manager
	Helene Buckman	Marketing Consultant
	Mark Eccles	Director of IT
	Roger Vandevent	Maintenance Supervisor
Others:	Dave Laredo	DeLay & Laredo
	Michelle DiPretoro	Senior Maintenance Clerk
	Stan Badowski	Intermediate Mechanic

***Apology is made for any misspelling of a name.***

**2-2. – 2-9. CONSENT AGENDA**

The consent agenda items consisted of the following:

- 2-2. Adopt Resolution 2007-24 recognizing Michelle DePretoro, Senior Maintenance Clerk, as Employee of the Month for June 2007.

- 2-3. Disposal of property left aboard buses.
- 2-4. Minutes of the regular meeting of May 14, 2007.
- 2-5. Financial Report – May 2007.
- 2-6. Receive FTA Triennial Review.
- 2-7. Adopt Resolution 2007-25 recognizing June 21, 2007 as the Second Annual National Dump the Pump Day.
- 2-8. Approve \$46,765 transfer of funds into the Advanced Communication System budget.
- 2-9. Adopt Resolution 2007-26 recognizing Stanislaw Badowski, Intermediate Mechani, for 24 years of service.

**Director Wilmot moved to approve the items on the consent agenda. Director Downey seconded and the motion carried unanimously.**

### **3. SPECIAL PRESENTATIONS**

Roger Vandevent, Maintenance Supervisor, introduced Michelle Di Pretoro, Senior Maintenance Clerk, as MST Employee of the Month for June 2007. During a recent fuel delivery, the vendor's truck driver was preparing to unload 650 gallons of gasoline into MST's underground storage tank. The tank was already partially full and set off the warning alarm, which Michelle quickly acted upon. Due to her quick thinking and fast actions, she averted a potential major fuel spill. This action avoided a disaster, which may have resulted in fire, injuries, loss of equipment and heavy fines.

Michael Hernandez, Chief Operating Officer, recognized Stanislaw Badowski, Intermediate Mechanic, for 24-years of service. Mr. Badowski started at MST as a Coach Operator and worked his way up to the Intermediate Mechanic position. The Board wished him well on his retirement.

### **4. PUBLIC COMMENTS**

None.

### **5-1. – 5-4. COMMITTEE MINUTES**

The Board accepted and filed the MST RIDES Advisory Committee Minutes – April 16, 2007; the Personnel Committee Minutes – May 14, 2007; the Legislative Committee Minutes – May 24, 2007; and the MST-County Adhoc Committee minutes – May 30, 2007.

## **6-1. SECURITY CAMERA CONTRACT**

MST currently has a security camera system from GE Security on 44 buses and trolleys. This same system is already in place at both operating divisions, at the Salinas Transit Center, and will be installed at the Marina Transit Exchange.

**Director Stilwell moved to authorize the \$184,726.84 purchase of a security camera system for 21 buses from GE Security, Inc. Director Wilmot seconded and the motion carried unanimously.**

## **7. PUBLIC HEARING**

None.

## **8-1. LAND USE PLAN**

MST has identified the need to acquire property for future transit stations and to complete the construction of the Frank J. Lichtanski Monterey Bay Operations Center on property it already owns on the former Fort Ord. Other capital and operating needs could be met with funding generated by development of MST's excess properties. MST possesses or will soon receive title to parcels of property totaling nearly 65 acres throughout Monterey County. Some of these properties could be used to accomplish these goals.

Assembly Bill No. 1937 (Dutra), enacted in February 2002, allows a transit operator to enter into agreements with a public agency, public utility or person or entity for the purpose of joint development. This legislation gives MST the authority to develop and manage real property for transit-oriented development (TOD), and to retain ownership of that property as an ongoing source of revenue for the Agency. Transit Oriented Development consists of a project that is a commercial, residential, or mixed-use development that is undertaken in connection with existing, planned or proposed transit facilities and is located ¼-mile or less from the boundaries of the transit facility. The financial need to jointly develop MST property to create a continuous revenue source to support transit and increase the utilization potential of public transit is the driving force behind the joint development program.

At this point in time, MST has no comprehensive process for evaluating development proposals at joint development sites. It is important that MST has a public process that affords the development community equal notice and opportunity to make development proposals on MST property. It is also important for MST to achieve the best possible project proposals from the best developers and design professionals and for MST to earn the highest revenue returns from land assets. While achieving these goals, MST must coordinate closely with member cities to assure that projects proposed within each city's jurisdiction meets local planning goals and objectives.

Over the previous three months, Bay Area Economics has conducted an in-depth analysis of MST properties as well as the prospective development market of the communities in which these properties are located. Elements of the Land Utilization Plan include: Identification of current market potential/values; Evaluation of permitted development entitlements and opportunities for change; Determination of highest value development programs; Projection of potential development value through pro-forma financial analysis; and Formulation of strategies for implementation.

The results of this plan will be used by MST staff as they work with funding partners in Washington, DC, Sacramento, and in the private sector to finance MST capital and operating needs. Staff intends to use this land utilization plan to guide efforts to develop and redevelop MST properties in an orderly and productive manner. As a result of the research conducted for the land utilization plan, an overarching policy will be drafted and presented to the Board in the near future to provide a framework for the decision-making process as MST issues requests for proposals for development of its various properties.

### **8-2. LINE 55**

On August 28, 2006, Line 55 Monterey-San Jose Express connected the Monterey Peninsula with the Bay Area for the first time with public transit service. This new service is a partnership between MST, Santa Clara Valley Transportation Authority, the Capitol Corridor Joint Powers Authority, and AMTRAK. Following an expected seasonal decline during the winter months, ridership in April reached the highest level since Line 55 began operations.

In late March of 2007, an on-board passenger survey was conducted to measure the satisfaction of customers as well as key demographic and user characteristics. Overall, 86% of passengers surveyed reported that they were very or somewhat satisfied with Line 55. Only 2% of respondents were somewhat or very dissatisfied. The primary trip purpose for passengers on Line 55 is to visit friends and family. If Line 55 were not available, 28% of passengers would not have made the trip at all. This demonstrates a significant demand for this connection between Monterey and the Bay Area. Also, 16% of passengers said they would have driven alone and 25% said they would have traveled in someone else's car if Line 55 were not available. This indicates that Line 55 is reducing congestion on the Highway 101 corridor by eliminating auto trips.

### **9-1. PARTNERSHIP WITH CHOMP ON LINE 7**

A public/private partnership with CHOMP has been proposed to fund a new fixed route transit line demonstration project that would serve the hospital every half hour between 9 a.m. and 5 p.m. on weekdays. Line 7 Monterey-Carmel via CHOMP would provide customers a direct link between the hospital and the communities of Carmel and Monterey without having to call ahead for DART service. This new demonstration project would be scheduled to begin service on Monday, July 2, 2007.

**Director Stilwell moved to approve Line 7 Monterey-Carmel via CHOMP demonstration project. Director Wilmot seconded and the motion carried unanimously.**

#### **10-1. – 10-6. REPORTS & INFORMATION ITEMS**

The reports consisted of the General Manager/CEO Report; TAMC Highlights – May 23, 2007; Washington D. C. Lobbyist Report – May 25, 2007; Sacramento Lobbyist report – June 1, 2007; Quarterly Performance Results report – 3<sup>rd</sup> Quarter FY 2007; and Staff trip reports.

Mr. Sedoryk reported that ridership continues to grow.

#### **11. COMMENTS BY BOARD MEMBERS**

None.

#### **12. ANNOUNCEMENTS**

MST Human Resources Committee Meeting – June 25, 2007, at 9:00 a.m.

MST Facilities Committee meeting – July 9, 2007, at 9:00 a.m.

#### **13. ADJOURNMENT**

There being no further business, Vice-Chair Mancini adjourned the meeting at 11:33 a.m.

PREPARED BY:



Sonia AR Bannister