

# MINUTES OF THE REGULAR MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

**October 16, 2024 - 8:00 AM Pacific Time**

The Monterey Peninsula Airport District holds regular meetings at the Airport Board Room, with in-person attendance. Members of the public may attend the Board Meeting in person and request to speak to the Board when the Chair calls for public comment. In general, in person or emailed comments are preferred. Remote comments are allowed for Board meetings which take place in the Board Room, as outlined below.

The Monterey Peninsula Airport District will continue to broadcast the Board Meetings via Zoom video conference for viewing by the public. To view the Board meeting via Zoom video conference, please visit [www.zoom.us/join](http://www.zoom.us/join) and enter the following Meeting ID: **831 7098 4092**. If you do not have access to the internet, you may listen telephonically by calling (253) 215-8782 and entering the same Meeting ID.

Pursuant to Resolution 1862, members of the public may provide comments remotely for Board Meetings which are held in the Board Room. In the event that remote participation technology is unexpectedly not available, such as during an internet service outage, electrical outage, or other technological issue that prevents remote participation by the public, the meeting will not be continued or cancelled. Remote participation is provided as a courtesy and members of the public who rely upon remote participation to provide public comment do so at their own risk. When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press \*9. The Secretary to the Board will call speaker names and unmute speaker microphones. You will have up to 3 minutes to provide your oral comments, pursuant to Board policy.

Members of the public are encouraged to provide written public comment by sending an email to [info@montereyairport.com](mailto:info@montereyairport.com) and include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment)." Written comments should be received by 7:00 AM on the day of the meeting. All submitted comments will be provided to the Board for consideration and will be compiled as part of the record.

## **A. CALL TO ORDER/ROLL CALL**

*Chair Leffel called to order the Regular Meeting of the Monterey Peninsula Airport District Board of Directors at 8:04 AM. Directors Chorbajian, Gaglioti, Pick, and Miller were present. The following staff were present: Executive Director La Pier, District Counsel Huber, Deputy Executive Director Morello, Deputy Executive Director Robare, Controller Wilson, and Acting Board Secretary Adams. District Counsel Huber attended by videoconference.*

## **B. PLEDGE OF ALLEGIANCE**

*Director Pick led the Pledge of Allegiance.*

## **C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS**

*Deputy Executive Director Morello announced the Monterey Regional Airport is partnering with Operation Care and Comfort this year, a nonprofit organization that serves the military, to host the Holiday Military Lounge December 18 – 25, 2024 in the boardroom.*

*Deputy Executive Director Morello reminded board members and informed the Public that the December Regular Board Meeting scheduled for December 18, 2024, has been cancelled, due to the boardroom being used for the Military Lounge, and a Special Board Meeting will be held December 16, 2024, in lieu of.*

*Deputy Executive Director Robare announced an emergency response training is scheduled to take place on the north fire ramp October 21 to October 26 and will include an annual live burn exercise. She stated tenants have been informed and announcements will be made and posted in the terminal next week. There will also be a NOTAM issued to the General Aviation community. Deputy Executive Director Robare answered questions from Directors.*

Chair Leffel referred to a presentation given at the Special District Association meeting she attended yesterday and reported on the effects of ERAF (Educational Revenue Augmentation Fund) and the implications to Special Districts in Monterey County.

**D. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Joyce Haferman, a member of the public, made a Public Comment regarding her observations of cancellations, delays, and diversions of flights that she presumes is due to fog. She made suggestions for airline schedule changes and for the air traffic control tower to collect data on cancellations, delays, diversions, time of day, and reason for diversions and asked for that to be provided monthly at the regular board meeting.

Matthew Wright, Vice President and General Manager, Monterey Fuel Company, made an announcement that their Human Resources Manager, Nadine Burke, is retiring October 30<sup>th</sup>. He recounted some of her accomplishments and complimented her for her many contributions to the company. Mr. Wright introduced the new Monterey Fuel Company Human Resources Manager, Emily Garcia.

**E. CONSENT AGENDA - ACTION ITEMS**

- Approve 1. Minutes of the Regular Meeting of the Monterey Peninsula Airport District Board of Directors of September 18, 2024
- Approve 2. Minutes of the Air Carrier Service – Marketing – Community Relations Meeting of the Monterey Peninsula Airport District of October 8, 2024
- Approve 3. Minutes of the Airport Property Development & Leases Committee Meeting of the Monterey Peninsula Airport District of October 9, 2024

Director Miller moved to approve the Consent Agenda Items E.1 – E.3. Director Chorbajian seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

**F. DEFERRED CONSENT AGENDA - ACTION ITEMS**

None.

**G. REGULAR AGENDA - ACTION ITEMS**

- Approve 1. Proclamation In Recognition of “Woody’s at the Airport” Being Voted #1 Sit-Down Airport Restaurant by USA Today’s 10 Best Readers’ Choice Awards Poll for the Second Year in a Row

Chair Leffel deferred Item G.1 until Tim Wood, of Woody’s at the Airport, arrived to receive the Proclamation.

- Adopt 2. Resolution No. 1889, A Resolution Authorizing and Approving the Construction Service Agreement between the Monterey Peninsula Airport District and Granite Rock Company for East TSA Access Road Pavement Repairs

Dan Johanson, Planning Manager, introduced Item G.2 and explained this project is for pavement repairs for the TSA access road used for deliveries and garbage pickup and short-term parking lot repairs; it is included in the Fiscal Year 2025 Capital Improvement Program (CIP) Budget. He further

*explained that Neill Engineering reviewed the three proposals received and recommends a contract be awarded to Granite Rock Company as the successful lowest responsive bidder.*

*No Public Comment.*

*Chair Leffel reported the Finance Committee reviewed the Construction Service Agreement and supported approval of the Resolution.*

*Director Pick made a motion to approve Resolution No. 1889, A Resolution Authorizing and Approving the Construction Service Agreement between the Monterey Peninsula Airport District and Granite Rock Company for East TSA Access Road Pavement Repairs. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.*

**RESOLUTION NO. 1889**

**A RESOLUTION AUTHORIZING AND APPROVING THE CONSTRUCTION SERVICE AGREEMENT BETWEEN THE MONTEREY PENINSULA AIRPORT DISTRICT AND GRANITE ROCK COMPANY FOR THE EAST TSA ACCESS ROAD PAVEMENT REPAIRS**

**WHEREAS**, on June 20, 2024 Resolution 1880, A Resolution Authorizing and Approving the Operating Budget and Capital Budget of The Monterey Peninsula Airport District (MPAD) for Fiscal Year 2025 was adopted; and

**WHEREAS**, District-Only funded Capital Improvement Projects 2025-03 East TSA Access Road and Short Term Lot Repairs was included as FY25 capital improvement projects; and

**WHEREAS**, These projects are Exempt from California Environmental Quality Act (CEQA) per exemption Article 19, Section 15301, Class 1.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT:** That MPAD contract with the firm of Granite Rock Company for the rehabilitation of the East TSA access road in an amount not-to-exceed \$95,000.00.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT:** This 16th day of October 2024 by the following roll call vote:

<b>AYES:</b>	<b>DIRECTORS:</b>	Chorbajian, Gaglioti, Pick, Miller, Leffel
<b>NOES:</b>	<b>DIRECTORS:</b>	None
<b>ABSTAIN:</b>	<b>DIRECTORS:</b>	None
<b>ABSENT:</b>	<b>DIRECTORS:</b>	None

Approve 1. Proclamation In Recognition of "Woody's at the Airport" Being Voted #1 Sit-Down Airport Restaurant by USA Today's 10 Best Readers' Choice Awards Poll for the Second Year in a Row

*Chair Leffel invited Tim Wood, Founder and Chef of Woody's at the Airport, to stand before the board while she read the Proclamation.*

*No Public Comment.*

Mr. Wood thanked the board for their acknowledgement and the support of the board and the airport staff.

After dispensing with Item G.3, Director Gaglioti motioned to approve the Proclamation in Recognition of "Woody's at the Airport" Being Voted #1 Sit-Down Airport Restaurant by USA Today's 10 Best Readers' Choice Awards Poll for the Second Year in a Row. Director Miller seconded the motion. The motion was approved unanimously by a roll call vote of 5-0.

Approve 3. Professional Services Agreement with ADK Consulting, Inc. for Executive Search Services

District Counsel Huber stated he was directed during consideration of Closed Session Agenda Item I.1 at the September 2024 Regular Meeting to engage ADK Consulting, Inc. for executive search services related to the position of Executive Director. He noted ADK Consulting is an airport specialist, and their proposal is at market rate.

No Public Comment.

District Counsel Huber answered questions from Directors.

Director Miller motioned to approve the Professional Services Agreement with ADK Consulting, Inc. for Executive Search Services. Director Gaglioti seconded the motion. The motion was approved unanimously by a roll call vote of 5-0.

#### **H. BOARD REPORTS AND ACCEPTANCE OF DEPARTMENT REPORTS**

- a. The Board receives Department Reports which do not require any action by the board.
- b. Board Member questions (if any) for Standing Committees.
- c. Ad-Hoc Committee Reports:
  - i. Personnel Committee Director Miller & Pick
  - ii. Local Jurisdiction Liaison Director Leffel & Miller
- d. Liaison/Representatives Reports:
  - i. Local Agency Formation Commission Director Leffel
  - ii. Regional Taxi Authority Director Pick
  - iii. Transportation Agency for Monterey County Director Miller
  - iv. Special Districts Association Liaison Director Gaglioti
  - v. Association of Monterey Bay Area Governments Director Leffel
- e. Board Member reports for conferences and events approved to attend at Monterey Peninsula Airport District expense (per AB 1234 and the Director Remuneration & Business Expense Reimbursement Policy).

No Public Comment.

Director Miller stated the Ad Hoc Personnel Committee had nothing to report.

Chair Leffel reported she gave a presentation on behalf of the Local Jurisdiction Ad Hoc Committee last weekend at the request of Kim Barber.

*Chair Leffel reported on LAFCO.*

*District Counsel Huber arrived in the boardroom during the LAFCO report.*

*Chair Leffel reported on Regional Taxi Authority, saying she substituted for Director Pick who could not attend.*

*Director Miller reported on TAMC.*

*Chair Leffel reported on AMBAG.*

**I. CLOSED SESSION**

1. **PENDING LITIGATION.** Pursuant to Gov. Code 54956.9(a), the Board will meet with the Executive Director and General Counsel related to pending litigation: Mill Construction Company v. BlueScope Construction Inc., et al., Monterey County Superior Court, Case No. 24CV001770.
2. **PENDING LITIGATION.** Pursuant to Gov. Code 54956.9(a), the Board will meet with the Executive Director and General Counsel related to pending litigation: Patibanda v. Foster, et al., Monterey County Superior Court, Case No. 24CV002782.
3. **EMPLOYMENT.** Pursuant to Gov. Code section 54957(b), the Board will meet with District Counsel to consider the appointment/employment related to the following position: Executive Director.

*The Board entered Closed Session at 8:41 AM.*

**J. RECONVENE TO OPEN SESSION**

*The Board reconvened to Open Session at 10:02 AM. District Counsel Huber reported that there was no reportable action, but Direction was given.*

*District Counsel Huber reported Director Pick left the meeting at the beginning of Closed Session and Director Gaglioti left the meeting at 9:58 AM.*

**K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS**

*None.*

**L. DISCUSSION OF FUTURE AGENDAS**

*None.*

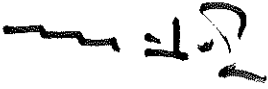
**M. ADJOURNMENT**

*The meeting adjourned at 10:03 AM.*

Approved at the  
Meeting of November 20, 2024

  
Mary Ann Leffel, Chair

ATTEST

A handwritten signature in black ink, appearing to read "Michael La Pier". The signature is stylized with a long horizontal stroke at the beginning and a large, looped flourish at the end.

*Michael La Pier*  
*District Secretary*