

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

May 15, 2024 - 8:00 AM

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 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 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 8:00 AM. Directors Gaglioti, Pick, and Miller were in attendance. Director Sawhney was absent. Director Miller attended via videoconference from the alternate location noticed on the agenda. 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.

B. PLEDGE OF ALLEGIANCE

Chair Leffel led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Executive Director La Pier announced Mary Ann Leffel has been appointed by the airport managers of Monterey County to the Airport Land Use Commission.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comment was made by a citizen of new Monterey, who represented "Monterey Fly Safe Coalition", a group of residents concerned about the noise and impact on the neighborhood as Monterey Regional airport grows.

E. CONSENT AGENDA - ACTION ITEMS

Approve 1. Minutes of the Special Meeting of the Monterey Peninsula Airport District Board of Directors of April 24, 2024

- Approve 2. Minutes of the Air Carrier Service – Marketing – Community Relations Meeting of the Monterey Peninsula Airport District of May 7, 2024
- Approve 3. Director Leffel’s Request to Attend the ACI-NA Conference & Exhibition September 7 - 10, 2024, Grand Rapids, MI
- Adopt 4. Resolution No. 1870, A Resolution Adopting the Revised Conflict of Interest Code of the Monterey Peninsula Airport District
- Adopt 5. Resolution No. 1871, A Resolution Approving a Retainer Agreement for District Counsel

No Public Comment.

District Counsel Huber announced he is not serving as District Counsel during the consideration of today’s Consent Agenda, for the purpose of Government Code 1090, due to his interest in the contract being approved under Item E.5.

Director Pick pulled Item E.3 for amendment.

Director Pick moved to approve Consent Agenda Items 1, 2, 4, and 5. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Sawhney absent.

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

Director Pick asked to amend Item E.3 to add his name to the request to attend the ACI-NA Conference & Exhibition September 7-10, 2024. Director Miller asked to further amend the item to also add his name to the request.

Director Gaglioti motioned to approve Director Leffel, Pick, and Miller’s request to attend the ACI-NA Conference & Exhibition September 7-10, 2024, Grand Rapids, MI. Director Pick seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Sawhney absent.

G. REGULAR AGENDA - ACTION ITEMS

- Adopt 1. Resolution No. 1872, A Resolution Authorizing a Professional Services Agreement with Ballard Spahr, LLP for Bond/Tax and Disclosure Counsel Services

Chair Leffel remarked there was a page insert distributed to the Board that added Federal Guidelines to the contracts being considered in Resolution No. 1872 (Item G-1) and Resolution No. 1873 (Item G-2).

Controller Wilson introduced Ben Johnson and Michael Charleboix, partners in Ballard Spahr, LLP, who joined the meeting via videoconference and gave brief remarks.

Controller Wilson reviewed the RFQ and interview process leading up to the selection of Ballard Spahr, LLP for Bond/Tax and Disclosure Counsel Services.

No public comment.

Director Gaglioti stated the Finance Committee reviewed.

Director Pick motioned to adopt Resolution No. 1872, A Resolution Authorizing a Professional Services Agreement with Ballard Spahr, LLP for Bond/Tax and Disclosure Counsel Services. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Sawhney absent.

RESOLUTION NO. 1872

A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH BALLARD SPAHR LLP FOR BOND/TAX AND DISCLOSURE COUNSEL SERVICES

WHEREAS, on September 11, 2019 the Board adopted Resolution No. 1762 approving Phase 1 Due Diligence and Preliminary Financial Analysis with PFM Financial Advisors LLC (“PFM”) to identify the specific financial data and information required to provide adequate financial evaluations and funding scenarios for the proposed development of the adopted Airport Master Plan Short Term Improvement Projects; and

WHEREAS, the District has embarked on a multiphase program to improve and enhance the safety of the Airport, including, but not limited to, the plan to construct a 5-Gate, single level, Replacement Passenger Terminal Complex of approximately 60,000 to 65,000 sq. ft. (the “Project”); and

WHEREAS, PFM Financial Advisors LLC and District staff have concluded that a Bond/Tax and Disclosure Counsel is deemed necessary to (1) work with the District, the Airport Consultant and PFM to determine the key elements of the financing transaction for the Project, (2) perform Bond/Tax Counsel services in conjunction with the financing transaction, and (3) provide Disclosure Counsel services in conjunction with the financing transaction; and

WHEREAS, on January 22, 2024 the District issued Request for Qualifications (RFQs) for Bond/Tax and Disclosure Counsel to qualified firms; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: Authorize the Executive Director to execute a contract to provide Bond/Tax and Disclosure Counsel Services in an amount not-to-exceed \$160,000.00.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 15th day of May 2024, by the following roll call vote:

AYES:	DIRECTORS:	Gaglioti, Pick, Miller, Leffel
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	Sawhney

Adopt 2. Resolution No.1873, A Resolution Authorizing a Professional Services Agreement with Unison Consulting for Airport Consulting Services

Controller Wilson introduced Brian Drake and Donald Arthur from Unison Consulting, who joined the meeting via videoconference and gave brief remarks.

Controller Wilson reviewed the RFQ and interview process leading up to the selection of Unison Consulting for Airport Consulting Services.

No public comment.

Director Gaglioti motioned to adopt Resolution No. 1873, A Resolution Authorizing a Professional Services Agreement with Unison Consulting for Airport Consulting Services. Director Pick seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Sawhney absent.

RESOLUTION NO. 1873

A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH UNISON CONSULTING, INC. FOR AIRPORT CONSULTING SERVICES

WHEREAS, on September 11, 2019 the Board adopted Resolution No. 1762 approving Phase 1 Due Diligence and Preliminary Financial Analysis with PFM Financial Advisors LLC (“PFM”) to identify the specific financial data and information required to provide adequate financial evaluations and funding scenarios for the proposed development of the adopted Airport Master Plan Short Term Improvement Projects; and

WHEREAS, the District has embarked on a multiphase program to improve and enhance the safety of the Airport, including, but not limited to, the plan to construct a 5-Gate, single level, Replacement Passenger Terminal Complex of approximately 60,000 to 65,000 sq. ft. (the “Project”); and

WHEREAS, PFM Financial Advisors LLC and District staff have concluded that an Airport Consultant is deemed necessary to (1) work with the District, Bond Counsel and PFM to arrive at consensus on the Bond Transaction for the Project and (2) to provide an independent report to be used in conjunction with the Airport’s proposed Bond Financing and/or involving alternative financing instruments. The Report of Airport Consultant will be included in the District’s Bond Offering’s Preliminary Statement and/or support for TIFIA Financing or Certificates of Participation; and

WHEREAS, on January 22, 2024 the District issued Request for Qualifications (RFQs) for Airport Consultant to qualified firms; and

WHEREAS, based upon review of the experience and qualifications data received in response to the RFQs, Unison Consulting, Inc. is considered qualified to provide the scope of work identified in the RFQ.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: Authorize the Executive Director to execute a contract to provide Airport Consulting Services in an amount not-to-exceed \$184,900.00.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 15th day of May 2024, by the following roll call vote:

AYES:	DIRECTORS:	Gaglioti, Pick, Miller, Leffel
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	Sawhney

A break was taken from 8:18 AM to 8:21 AM.

Presentation 3. HOK Presentation of Color Schemes for Replacement Terminal

Alan Bright, Design Principal at HOK, and Bart Van Vliet, Project Manager at HOK, attended the meeting in person to deliver a new terminal facility design update. The presentation included renderings that depicted different choices for exterior wall panel designs, a selection of building materials and finishes, and a design update to the foodservice area.

The consensus from board members was a preference for the horizontal design for the outside of the replacement terminal and finishes represented in the first option, with Douglas fir and white panels.

There was a discussion about terrazzo floors, particularly the use of color and metal strips to break up large expanses and coatings for slip resistance.

Mr. Bright, Mr. Van Vliet, and Executive Director La Pier answered questions from the Board.

A break was taken from 9:21 AM to 9:33 AM.

Approve 4. Gatekeeper Taxi Management System Agreement Extension and Authorize Executive Director to Execute

Deputy Executive Director Robare reported the Gatekeeper taxi management system has been in use for a number of years. The agreement extension is for one year and covers the technology necessary to identify and track vehicles so that taxi revenues can be generated.

No Public Comment.

Director Pick motioned to approve the Gatekeeper Taxi Management System Agreement Extension and Authorize the Executive Director to Execute the agreement. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Sawhney absent.

Adopt 5. Resolution No. 1874, A Resolution Approving the Professional Services Agreement with Tartaglia Engineering for Design Services for 28L-10R Improvements

Deputy Executive Director Morello introduced Item G.5, noting FAA has indicated a willingness to provide an Airport Improvement Program Grant in this Fiscal Year for this project based on bids. The agreement with Tartaglia Engineering is for the design services needed to procure a construction bid to present to the FAA for funding.

No Public Comment.

Director Miller motioned to approve Resolution No. 1874, A Resolution Approving the Professional Services Agreement with Tartaglia Engineering for Design Services for 28L-10R Improvements. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Sawhney absent.

RESOLUTION NO. 1874

A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH TARTAGLIA ENGINEERING TO PREPARE DESIGN AND BID SPECIFICATIONS FOR RUNWAY 28L-10R IMPROVEMENT PROJECT

WHEREAS, the Monterey Peninsula Airport District (MPAD) has previously submitted an Airport Capital Improvement Program (ACIP) for FY 2022- 2028; and

WHEREAS, Resolution No. 1848 Approving the FY24 Capital Improvement Budget was adopted on June 21, 2024 and contained project 2023-02 Runway 28L-10R Treatment; and

WHEREAS, representatives of the Federal Aviation Administration (FAA) have indicated a willingness to fund the Runway Improvements Project, based on actual bids in Federal Fiscal Year 2024; and

WHEREAS, procurement costs are anticipated to be received no later than July 15, 2024 and subsequent grant applications will be submitted soon thereafter to the FAA; and

WHEREAS in order to provide such documentation to the FAA, bid documents and preliminary engineering must occur;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That MPAD contract with the firm of Tartaglia Engineering to prepare design and bid specifications for the Runway 10R-28L Improvement Project, in an amount not-to-exceed \$139,036.00.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 15th day of May 2024, by the following roll call vote:

AYES:	DIRECTORS:	Gaglioti, Pick, Miller, Leffel
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	Sawhney

Adopt 6. Resolution No. 1875, A Resolution Approving of a Professional Services Agreement with Telemetrix Integrated Systems to Provide Installation of the ARFF Crash Alert System

Deputy Executive Director Morello introduced Item G.6. She noted the Aircraft Rescue and Fire Fighting Facility build included a crash alarm system and the connections are in place, but final components were not installed. This work will complete the installation of the Crash Alert System that was anticipated in the ARFF Design documents.

No Public Comment.

Director Pick motioned to approve Resolution No. 1875, A Resolution Approving of a Professional Services Agreement with Telemetrix Integrated Systems to Provide Installation of the ARFF Crash Alert System. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Sawhney absent.

RESOLUTION NO. 1875

A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH TELEMETRIX INTEGRATED SYSTEMS TO PROVIDE INSTALLATION OF THE ARFF CRASH ALERT SYSTEM

WHEREAS, On November 26, 2018 the Board of Directors of the Monterey Peninsula Airport District (MPAD) approved Resolution No. 1730 certifying Final Environmental Impact Report (EIR) (SCH 2015121105), and Resolution No. 1731, approving Alternative 1 as the Airport Master Plan Project for Monterey Regional Airport; and

WHEREAS, On April 20, 2022, the BOD approved Resolution No. 1819 and certified the Revised Addendum to FEIR for the Minor Project Modifications and approved Resolution No. 1820 the Minor Project Modifications to the MRY Master Plan; and

WHEREAS, The FY23 Adopted Capital Improvement Budget contains Project 2023-01 Safety Enhancement Program (SEP) Phase C1 ARFF Construction and the approved Airport Capital Improvement Program (ACIP) for FY 2022-2028 includes this SEP project phase; and

WHEREAS, The work and services to be performed under this proposed agreement with Telemetrix Integrated Systems is consistent with, and covered by, the Final EIR for the Airport Master Plan Project; and

WHEREAS, The Federal Aviation Administration (FAA) has executed a grant agreement for the Aircraft Rescue and Fire Fighting Facility under the Airport Improvement Program (AIP) with Discretionary and Entitlement Funds; and

WHEREAS, Due to the specific nature of the equipment and installation staff conducted a broad search for qualified installers this procurement falls under the simplified acquisition threshold as documented by Airport staff.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That MPAD contract with Telemetrix Integrated Systems, in the amount not-to-exceed of \$147,300.00 and authorize the Executive Director, or his designee, to execute said contract.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 15th day of May 2024, by the following roll call vote:

AYES:	DIRECTORS:	Gaglioti, Pick, Miller, Leffel
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	Sawhney

Approve 7. Amendment to the Service Agreement between the Monterey Peninsula Airport District and Disaster Kleenup Specialists

Brian Roth, Project Manager at Monterey Regional Airport, gave a presentation that updated the Board on the abatement efforts at the empty building at 2801 Monterey Salinas Highway. He stated that even

more recently, additional mold and asbestos have been discovered and are being assessed. Therefore, staff requests that this item be tabled.

No Public Comment.

Item G.7 was tabled indefinitely.

Approve 8. Chair Leffel's Appointment of New Special Districts Association Liaison

Chair Leffel asked for a replacement appointment for liaison to Special Districts Association, as the current liaison is currently too busy to attend the meetings. Director Gaglioti indicated he could fulfill that role.

No Public Comment.

Chair Leffel motioned to approve the appointment of Director Gaglioti as the liaison to Special Districts Association. Director Gaglioti seconded the motion. The motion passed by a roll call vote of 3-0 with Director Sawhney absent and Director Miller temporarily absent.

H. BOARD COMMITTEE REPORTS AND ACCEPTANCE OF DEPARTMENT REPORTS

a. The Board receives Department Reports which do not require any action by the board.

There were no questions regarding the Department Reports.

b. Board Member questions (if any) for Standing Committees.

There was no Lease Committee meeting. There were no questions for Standing Committees.

c. Ad-Hoc Committee Reports:

i. Local Jurisdiction Liaison Director Leffel & Miller

Chair Leffel reported she will give an update on the Airport to the Pacific Grove City Council tonight and at the Seaside City Council meeting on June 6th.

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 Sawhney
v. Association of Monterey Bay Area Governments	Director Leffel

Chair Leffel reported for LAFCO.

There was no Regional Taxi Authority meeting; Director Pick indicated it was scheduled for June.

Director Miller did not attend the TAMC meeting.

There was no Special Districts Association meeting.

Chair Leffel reported for the Association of Monterey Bay Area Governments.

- e. Board Member reports for those conferences and events where the expense was approved by the Board to be reimbursed by Monterey Peninsula Airport District (per AB 1234 and the Director Remuneration & Business Expense Reimbursement Policy).

None.

I. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

None.

J. DISCUSSION OF FUTURE AGENDAS

Executive Director Review.

K. ADJOURNMENT

The meeting adjourned at 10:17 AM.

*Approved at the
Meeting of June 20, 2024*



Mary Ann Leffel, Chair

ATTEST



*Michael La Pier
District Secretary*