

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

July 19, 2023 - 9:00 AM

**Monterey Regional Airport
200 Fred Kane Drive, Ste. 200
Monterey, CA 93940**

AND

**Alternate Location
113 Briggs Road
Friday Harbor, WA 98250**

Due to the expiration of the COVID-19 California State of Emergency, the Monterey Peninsula Airport District will return to holding 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, remote comments will not be allowed, except as outlined in the limited circumstances 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.

In the event that a Board Member utilizes the procedure outlined in AB 2449 to attend a meeting, only then will remote public comments be allowed. Under those circumstances, 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 who desire to make a public comment can send 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 8:00 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 Sawhney called to order the Regular Meeting of the Monterey Peninsula Airport District Board of Directors at 9:03 AM. Directors Pick, Leffel, and Miller were in attendance. Director Pick participated utilizing the Zoom video conference from the Alternate Location posted on the agenda. The following staff were present: Executive Director La Pier, District Counsel Huber, Acting Board Secretary Adams, Deputy Executive Director Morello, and Controller Wilson.

B. PLEDGE OF ALLEGIANCE

Executive Director La Pier led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Director Leffel announced that TAMC (Transportation Agency for Monterey County) is holding an Open House at WeatherTech Raceway in the Hospitality Suite regarding the Scenic Route 68 Corridor Improvements and she plans to attend.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Paul Bruno, a resident of Division 2, thanked the Board for appointing a fellow pilot to fill the Division 2 Board Member Vacancy.

E. CONSENT AGENDA - ACTION ITEMS

- Approve 1. Minutes of the Airport Property Development & Leases Committee Meeting of June 16, 2023
- Approve 2. Minutes of the Budget & Finance Committee Meeting of June 16, 2023
- Approve 3. Minutes of the Regular Meeting of the Monterey Peninsula Airport District Board of Directors of June 21, 2023
- Approve 4. Minutes of the Special Meeting of the Monterey Peninsula Airport District Board of Directors of June 22, 2023
- Approve 5. Minutes of the Airport Property Development & Leases Committee Meeting of July 7, 2023
- Approve 6. Minutes of the Air Carrier Service - Marketing - Community Relations Committee Meeting of July 11, 2023
- Approve 7. Director Sawhney's Request to Attend the CSDA Annual Conference & Exhibitor Showcase, August 28 – 31, 2023 in Monterey, CA
- Approve 8. Director Gaglioti's Request to Attend the CSDA Annual Conference & Exhibitor Showcase, August 28 – 31, 2023 in Monterey, CA

Director Leffel moved to approve Consent Agenda Items E.1 – E.8. Director Miller seconded. The motion passed unanimously by a roll call vote of 4-0.

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

None.

G. REGULAR AGENDA - ACTION ITEMS

- Administer 1. Administer Oath of Office to Board Candidate to Fill a Vacancy on the Monterey Peninsula Airport District Board of Directors in Division 2 for an Unexpired Term Ending December 2024

District Counsel Huber administered the Oath of Office to John Gaglioti to fill the vacancy on the Monterey Peninsula Airport Board of Directors in Division 2 for an Unexpired Term Ending December 2024. Director Gaglioti was immediately seated on the dais.

- Presentation 2. Public Relations & Advertising Consultant Quarterly Report (Chris Chidlaw, Chidlaw Marketing)

Chris Chidlaw with Chidlaw Marketing gave a presentation regarding public relations and advertising activities over the past four months. He reported that going forward, the quarterly reports would be done on a more traditional quarterly basis, with the next report covering July, August, and September.

Mr. Chidlaw reviewed the Digital Marketing presentation because the Social Media Specialist was not available.

Deputy Executive Director Morello answered questions about timing of a Youth for Art reception.

Directors discussed social media channels and being proactive with the local social media influencers.

Executive Director La Pier answered questions about the cell phone data purchase and the MRY app.

Mr. Chidlaw answered questions about projects in the works and future sponsorship events.

No Public Comment.

Adopt 3. Resolution No. 1851, A Resolution Authorizing and Approving the Construction Service Agreement between the Monterey Peninsula Airport District and Coastal Paving and Excavating Inc. for Skypark Drive and the 2801 Property Pavement Rehabilitation

Deputy Executive Director Morello introduced Item G.3 remarking that Neill Engineering did the spec and Coastal Paving and Excavating Inc. came in with an exceptional price. She assured the board the bid was complete and included an alternate bid for curbing.

Directors discussed the bid.

No Public Comment.

Director Leffel moved to approve Resolution No. 1851, A Resolution Authorizing and Approving the Construction Service Agreement between the Monterey Peninsula Airport District and Coastal Paving and Excavating Inc. for Skypark Drive and the 2801 Property Pavement Rehabilitation. Director Gaglioti seconded. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1851

A RESOLUTION AUTHORIZING AND APPROVING THE CONSTRUCTION SERVICE AGREEMENT BETWEEN THE MONTEREY PENINSULA AIRPORT DISTRICT AND COASTAL PAVING AND EXCAVATING INC. FOR SKYPARK DRIVE AND THE 2801 PROPERTY PAVEMENT REHABILITATION

WHEREAS, on June 21, 2023 Resolution 1848, A Resolution Authorizing and Approving the Operating Budget and Capital Budget of The Monterey Peninsula Airport District (MPAD) for Fiscal Year 2024 was adopted; and

WHEREAS, District-Only funded Capital Improvement Projects 2023-04, 2801 Property Repairs (Budget total \$440,000) and 2023-05 Skypark Pavement Improvements (Budget total \$350,000) for a combined budget total of \$790,000 were included as FY24 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 Coastal Paving and Excavating Inc. for the rehabilitation of Skypark Drive and the 2801 Monterey Salinas Highway property pavement improvements in an amount not-to-exceed \$397,720.00.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 19th day of July 2023 by the following roll call vote:

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

Adopt 4. Resolution No. 1852, a Resolution Authorizing the Signature on all Documents Related to the Well Distribution System to the Monterey Peninsula Water Management District at 2801 and 2999 Monterey Salinas Highway, Monterey, CA

Deputy Executive Director Morello introduced Item G.4, noting that we are required to submit the well analysis to Monterey Peninsula Waste Management District, and they require approval of the Board in order to review the analysis and provide an allocation of how much water we can draw from the wells.

Deputy Executive Director Morello answered Directors questions.

Director Leffel clarified the Well Distribution System is not a distribution system to the entire airport property; this well distribution system refers to the pipes to move water to the car wash and potentially the terminal, but it is not intended to distribute to all buildings on the property.

No Public Comment.

Director Miller motioned to approve Resolution No. 1852, a Resolution Authorizing the Signature on all Documents Related to the Well Distribution System to the Monterey Peninsula Water Management District at 2801 and 2999 Monterey Salinas Highway, Monterey, CA. Director Leffel seconded. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1852

A RESOLUTION AUTHORIZING THE SIGNATURE ON ALL DOCUMENTS RELATED TO THE WELL DISTRIBUTION TO THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT AT 2801 AND 2999 MONTEREY SALINAS HIGHWAY, MONTEREY, CA

WHEREAS, on December 14, 2022 the Board Approved Amendment #2 to the Professional Services Agreement between the Monterey Peninsula Airport District and Kimley-Horn Associates, Inc. for Design Services for the Well System Water Conveyance Project; and

WHEREAS, the 2801 Monterey Salinas Highway well is anticipated to supply non potable well water to the existing Car Return Quick Turn Around (QTA) facility; and

WHEREAS, the 2999 Monterey Salinas Highway well is anticipated to provide non-potable well water for grey water use in the proposed new terminal; and

WHEREAS, this authorization does not constitute the approval of a project under the California Environmental Quality Act ("CEQA"), and it is exempt from CEQA. (Pub. Res. Code § 21065, CEQA Guidelines §§ 15060(c),(2)(3); 15061(b)(3); 15064(d)(3); 15302; 15307; 15308; and 15378(a).).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT that the Board authorizes the Deputy Executive Director to sign and execute all documents necessary to complete the Request for Confirmation of Exemption (COE), to encumber the subject properties for the purpose of the well and water distribution systems, and provide MPWMD with any and all other required documents for the water distribution systems at 2801 and 2999 Monterey Salinas Highway, Monterey, CA 93940 on behalf of the Monterey Peninsula Airport District.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 19th day of July 2023 by the following roll call vote:

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

Presentation 5. Drone and Balloon Update

District Counsel Huber gave a presentation on drone and unmanned balloon regulations.

No Public Comment.

District Counsel Huber committed to provide staff with some updated information for the website.

Director Pick supported the airport promoting more communication with users. Director Gaglioti agreed as not everyone knows the FAA controls these.

A break was taken from 10:28 AM to 10:38 AM.

Chair Sawhney asked to move Closed Session Items I.1 – I.4 to the next order of business. The board concurred.

I. CLOSED SESSION

- 1. POTENTIAL LITIGATION.** Pursuant to Gov. Code 54957.6(b)(2), the board will meet with the Executive Director and General Counsel related to potential exposure to litigation: one case.
- 2. POTENTIAL LITIGATION.** Pursuant to Gov. Code 54957.6(b)(4), the board will meet with the Executive Director and General Counsel related to potential initiation of litigation: one case.
- 3. REAL PROPERTY NEGOTIATIONS.** Pursuant to Government Code section 54956.8, the Board will meet with Real Property Negotiators, Executive Director and General Counsel, regarding a portion of the property commonly known as APN Number 013-221-020-000.
- 4. ANNUAL EVALUATION** [Government Code Section 54957(b)]. The Board will meet with the Executive Director and District Counsel to consider the annual evaluation related to the following position: Executive Director.

The Board entered Closed Session at 10:39 AM.

J. RECONVENE TO OPEN SESSION

The Board reconvened to Open Session at 12:03 PM. There was no reportable action taken in Closed Session. Director Gaglioti left the meeting at 12:03 PM.

H. BOARD COMMITTEE REPORTS AND ACCEPTANCE OF DEPARTMENT REPORTS

Standing Committees:

- | | |
|---|----------------------------|
| i. Budget and Finance | Director Leffel |
| ii. Air Service, Marketing, Community Relations | Directors Sawhney & Pick |
| iii. Airport Property Development and Leases | Directors Sawhney & Miller |

b. Ad-Hoc Committees:

- | | |
|-------------------------------|---------------------------|
| i. Local Jurisdiction Liaison | Director Sawhney & Leffel |
|-------------------------------|---------------------------|

c. Liaison/Representatives:

- | | |
|---|------------------|
| i. Local Agency Formation Commission | Director Leffel |
| ii. Regional Taxi Authority | Director Pick |
| iii. Transportation Agency for Monterey County | Open |
| iv. Special Districts Association Liaison | Director Sawhney |
| v. Association of Monterey Bay Area Governments | Director Miller |

Director Leffel asked clarifying questions about the final price of the Police Services Agreement vs. what was budgeted. Controller Wilson indicated he would provide updated numbers.

Chair Sawhney noted it was the busiest month ever for MRY in June and suggested we do a press release.

Director Leffel gave a report about LAFCO, although she noted there was no meeting in July.

Director Pick reported on the Regional Taxi Authority meeting held the end of June.

Director Miller did not attend an AMBAG meeting yet this month.

There is presently no liaison to TAMC.

Director Leffel gave a report on the Special Districts Association meeting.

K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- Receive Report on Emergency Procedures and Preparedness
- FY 24 Cost of DRO Police Services Agreement

L. DISCUSSION OF FUTURE AGENDAS

Directors discussed the questions they would like answered during a report on Emergency Procedures and Preparedness.

M. ADJOURNMENT

The meeting adjourned at 12:26 PM.

Approved at the
Meeting of August 16, 2023



Mary Ann Leffel, Chair Pro Tem

ATTEST



Michael La Pier, AAE
District Secretary