

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

June 22, 2018 - 10:00 AM - Board Room

This meeting will be broadcast remotely via audio conference at the following address: 2261 Lava Ridge Court, Roseville, CA 95661.

District Counsel Huber called in to the meeting at 10:04 am.

Unless you are a public safety official, please turn off your cell phone or place it on vibrate mode during the meeting. Thank you for your compliance.

A. CALL TO ORDER/ROLL CALL

Chair Miller called to order the Special Meeting of the Board of Directors at 10:04 am. Directors Cursio, Leffel, Nelson and Sabo were present. The following District Officers were present: Executive Director La Pier, Acting District Secretary Kim and Deputy Executive Director Bergholz. District Counsel Huber was present via audio conference (see note above).

B. PLEDGE OF ALLEGIANCE

Director Nelson led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Director Leffel noted the following upcoming event: Monterey Bay Defense Alliance's breakfast on Friday, June 29th and encouraged her fellow Board members to attend.

Director Sabo noted the following upcoming event: Public hearing for the Airport Land Use Commission regarding the topic of Monterey and Marina Airport land use compatibility plans, providing the public opportunity to comment. The hearing was held on Monday, June 25th and he noted that Chris Morello, Deputy Director of Strategy and Development, and Executive Director La Pier would be in attendance.

Chair Miller complimented staff on another successful year at hosting the California Rodeo Joint Chamber Mixer with Monterey Peninsula and Salinas Valley Chambers of Commerce.

D. PUBLIC COMMENTS

None.

E. REGULAR AGENDA - ACTION ITEMS

Approve 1. Del Rey Oaks Joint Powers Agreement Regarding a Recreational Vehicle Park

Executive Director La Pier presented Item E.1. He gave a brief description of the proposed Joint Powers Agreement between the District and the City of Del Rey Oaks, stating that the RV park would be located on the vacant land on the North side of the Airport. The City would like to cease the operation of their current RV storage lot and with the expansion/development of additional spaces for lease from the District, this agreement would allow the City to transfer their current tenants to the District. He further explained the breakdown of responsibilities and generated revenues.

The Board gave their feedback on the document and District Counsel Huber agreed to make the requested changes, to be made available after the Board reconvened to Open Session.

The proposed changes included:

- Section 3 - Added language stating that the Airport's rates and charges may be updated from time to time at the sole discretion of the Airport.
- Section 5 - Clarified language regarding the collection of a 10% management fee collected by the Airport from the City

Director Sabo moved to have staff create a financial forecast based on the terms of the Agreement and the projected revenues generated for both the District and the City over a 24 or 36 month period, in addition to making the requested changes to the agreement itself. Director Leffel seconded the motion. The motion passed unanimously.

Chair Miller tabled Item E.1 until after Closed Session, where the revised agreement would be reviewed along with a financial forecast. A break was taken from 11:12 am until 11:30 am. After returning from the break, the Board entered into Closed Session.

F. CLOSED SESSION

1. **LABOR NEGOTIATIONS** (Government Code section 54957.6) The Board will meet with the Executive Director and District Counsel to discuss labor negotiations for the following represented group: Monterey Peninsula Airport District Peace Officers' Association.

G. RECONVENE TO OPEN SESSION

Chair Miller reconvened to Open Session at 2:25 pm and reported that no action was taken during Closed Session. He noted that Director Nelson had just departed from the meeting, but all other Directors remained present.

Executive Director La Pier stated that as requested by the Board before Closed Session, District Counsel Huber had made the requested changes to the Agreement and Deputy Executive Director Bergholz created a financial forecast. District Counsel Huber explained the changes made to the new Agreement. Deputy Executive Director Bergholz explained the financial summary he created based on the proposed revenues as laid out in the Agreement at 100% occupancy over the course of 12 months.

Director Leffel noted that if any rental fees included in the Agreement are different from what is currently adopted in the Fiscal Year 2019 Rates and Charges, those Rates and Charges would need to be adjusted accordingly.

Director Leffel moved to approve the authorization of the Joint Exercise of Powers Agreement between the City of Del Rey Oaks and the Monterey Peninsula Airport District with the revisions made by District Counsel Huber. Director Sabo seconded the motion. The motion passed unanimously by a roll call vote of 4-0. Director Nelson was absent.

H. ADJOURNMENT

The meeting adjourned at 3:07 pm.

Minutes Approved at the
Meeting of July 11, 2018



William Sabo, Vice Chair

ATTEST

A handwritten signature in blue ink, appearing to read "Michael La Pier".

Michael La Pier, AAE
District Secretary