

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

June 20, 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

Vice Chair Miller called the meeting to order at 8:04 AM. Directors Gaglioti, Pick and Miller were present. Chair Leffel was expected shortly. 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

Director Gaglioti led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

None.

Chair Leffel arrived at 8:05 AM.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Joyce Hoffman, a member of the public, made Public Comment regarding the recent Grand Jury Report pertaining to noise complaints about the Monterey Regional Airport and encouraged the Board to implement the suggestion to implement a Citizen's Committee.

Uwe Grobecker, as Chair of the Monterey Fly Safe Coalition, made Public Comment referring to the Coalition's recommendations sent by email to the Board the day prior, and citing additional recommendations relative to noise abatement and transparency.

E. CONSENT AGENDA - ACTION ITEMS

- Approve 1. Minutes of the Budget & Finance Committee of the Monterey Peninsula Airport District Board of Directors of May 13, 2024
- Approve 2. Minutes of the Regular Meeting of the Monterey Peninsula Airport District Board of Directors of May 15, 2024
- Approve 3. Minutes of the Special Meeting of the Monterey Peninsula Airport District Board of Directors of May 21, 2024
- Approve 4. Minutes of the Special Meeting of the Monterey Peninsula Airport District Board of Directors of June 3, 2024
- Approve 5. Minutes of the Budget & Finance Committee of the Monterey Peninsula Airport District Board of Directors of June 10, 2024
- Approve 6. Minutes of the Air Carrier Service – Marketing – Community Relations Meeting of the Monterey Peninsula Airport District of June 11, 2024
- Approve 7. Minutes of the Airport Property Development & Leases Committee Meeting of the Monterey Peninsula Airport District of June 12, 2024

Chair Leffel pulled Item E.6 from the Consent Agenda. Director Miller motioned to approve Consent Agenda Items E.1–E.5 and E.7. Director Pick seconded the motion. The motion passed unanimously by a roll call vote of 4-0.

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

Chair Leffel asked that the minutes of the Air Carrier Service – Marketing – Community Relations Meeting of the Monterey Peninsula Airport District of June 11, 2024, be amended to include that Executive Director La Pier had a conversation with the airlines regarding the extremely early flight times, and to include a reference to a conversation about confirming the Airport gender-neutral restrooms have contemporary signage.

Director Pick motioned to approve Item E.6 with the two requested items added. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0.

G. REGULAR AGENDA - ACTION ITEMS

- Consider 1. Interview and Consider Candidates for a Vacancy on the Monterey Peninsula Airport District Board of Directors in Division 1 for an Unexpired Term Ending December 2024

Executive Director La Pier reported there was one candidate that applied for the vacancy on the Monterey Peninsula Airport Board of Directors in Division 1, and that she had filed her application timely and meets the qualifications necessary.

Carol Chorbajian addressed the Board giving them her background, her family history in the airline industry, and her relevant business experience in the hospitality industry.

Ms. Chorbajian answered questions from Directors and confirmed her intent is to pursue the board seat long term, via the upcoming election.

Counsel Huber stated the selection of a candidate is represented in Item G.2, should the board wish to appoint.

No Public Comment.

Adopt 2. Resolution No. 1876, A Resolution Appointing a Member to the Board of Directors of the Monterey Peninsula Airport District to Fill a Vacancy

Director Miller moved to adopt Resolution No. 1876, appointing Carol Chorbajian to fill the vacancy for the unexpired board term in Division 1. Director Pick seconded the motion. The motion passed unanimously by a roll call vote of 4-0.

RESOLUTION NO. 1876

**A RESOLUTION OF THE MONTEREY PENINSULA AIRPORT DISTRICT
TO APPOINT A MEMBER OF THE BOARD OF DIRECTORS**

WHEREAS, there exists one vacancy for an unexpired term in Division 1 on the Monterey Peninsula Airport District ("District") Board of Directors within the meaning of Government Code section 1780; and

WHEREAS, the District's Governing Board desires to make an appointment within 60 days of the vacancy in accordance within Government Code section 1780; and

WHEREAS, the Governing Board has provided public notice of the existence of the vacancy and requested applications from interested qualified applicants; and

WHEREAS, the Governing Board has carefully considered the qualifications of the applicants; and

WHEREAS, the Governing Board has selected an applicant for appointment to fill the vacancy until the next regularly scheduled election (November 5, 2024) at which time voters will vote for any candidate to fill the Division 1 position for the Term 2024 – 2028.

NOW, THEREFORE, BE IT RESOLVED, that Carol Chorbajian is appointed to fill the existing vacancy on the Board of Directors.

BE IT FURTHER RESOLVED THAT the Appointee is hereby conferred with all powers and duties of a Governing Board member.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 20th day of June 2024 by the following roll call vote:

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

Counsel Huber issued the Oath of Office. Director Chorbajian was sworn in and seated on the dais.

Adopt 3. Resolution No. 1877, A Resolution Authorizing and Approving the Rates and Charges at the Monterey Regional Airport for Fiscal Year 2025

Controller Wilson introduced Item G.3 stating, for the benefit of the new Director, that the Board attended a Budget Workshop on May 21, 2024, and Directors thoroughly reviewed the FY2025 Budget and related documents at that time. As a result of that review, one expense for recruitment was added. In addition, there has been a correction to page 2 of the Rates and Charges since the packet was distributed.

The replacement page to the corrected Schedule of Rates and Charges was distributed to Directors.

Executive Director La Pier reported there had been a planned increase in airport parking fees as originally indicated by the Plan of Finance. However, it was determined fees will hold constant during this period of parking lot transitions and construction.

There was no Public Comment.

Director Pick motioned to adopt Resolution No. 1877, A Resolution Authorizing and Approving the Rates and Charges at the Monterey Regional Airport for Fiscal Year 2025. Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1877

A RESOLUTION AUTHORIZING AND APPROVING THE RATES AND CHARGES AT THE MONTEREY REGIONAL AIRPORT FOR FISCAL YEAR 2025

WHEREAS, periodic adjustment of rates and fees is appropriate in order to achieve the District's goal of recovering the cost of operating and maintaining the Airport and these rates and fees are collected from rents, fees and charges paid by tenants and users of Airport facilities in fair proportion to their respective use, and

WHEREAS, the District has set its airside rates in accordance with the airfield residual cost recovery methodology, and

WHEREAS, the District has set its terminal area rental rates in accordance with the terminal compensatory cost recovery methodology,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT, the following rate and fee schedule (SEE ANNEX A) shall be implemented effective July 1, 2024.

1.0 Aviation & Aviation Related Rates and Fees.

1.1 Landing Fees.

1.1.1 Air Carriers. Provided a signed agreement between an air carrier and the District exists and except as exempted from landing fees by the provisions of Section 1.1.5 of this Resolution, there shall be paid to the District a landing fee for all air carrier operations (including unscheduled charter operations) landing at the Airport (SEE ANNEX A). The landing fee is assessed per thousand pounds of certificated gross landing weight. Air carriers operating without a signed agreement will pay a landing fee equal to two (2) times the established rate.

1.1.2 Freight Forwarding/Cargo Carriers. Except as exempted from landing fees by the provisions of Section 1.1.5 of this Resolution, there shall be paid to the District a landing fee for all freight forwarding/cargo carrier operations (including unscheduled charter operations) landing at the Airport (SEE ANNEX A). The landing fee is assessed per thousand pounds of certificated gross landing weight or per landing.

1.1.3 General Aviation Aircraft. Except as exempted from landing fees by the provisions of Sections 1.1.3.1 and 1.1.5 of this Resolution, there shall be paid to the District a landing fee for all general aviation aircraft operations involving aircraft having a certificated gross landing weight of six thousand pounds (6,000 lbs.) or greater landing at the Airport (SEE ANNEX A). The landing fee is assessed per thousand pounds of certificated gross landing weight.

1.1.3.1 Based Aircraft Exemption. All general aviation aircraft based at Monterey Regional Airport shall be exempt from the landing fees set forth in Section 1.1.3 of this Resolution. General aviation aircraft based at the Airport shall be deemed to include general aviation aircraft for which monthly hangar rentals or tie-down fees are being paid to the District or to a fixed base operator holding a valid lease or rental agreement with the District for the conduct of fixed base operations at the Airport. In addition, general aviation aircraft owned or leased by such a fixed base operator shall be deemed to be general aviation aircraft based at the Airport.

1.1.4 Helicopters. Except as exempted from landing fees by the provisions of Sections 1.1.4.1 or 1.1.5 of this Resolution, there shall be paid to the District a landing fee for all helicopter operations landing at the Airport (SEE ANNEX A). The landing fee for helicopters is assessed per landing.

1.1.4.1 Based Helicopter Exemption. All helicopters based at Monterey Regional Airport shall be exempt from the landing fees set forth in Section 1.1.4 of this Resolution. Helicopters based at the Airport shall be deemed to include helicopters for which monthly hangar rentals or tie-down fees are being paid to the District or to a fixed base operator holding a valid lease or rental agreement with the District for the conduct of fixed base operations at the Airport. In addition, helicopters owned or leased by such a fixed base operator shall be deemed to be helicopters based at the Airport.

1.1.5 General Exemptions. Aircraft landing at the Airport due to mechanical failure or other in-flight emergency shall be exempt from the landing fees set forth in this Resolution. Military aircraft or aircraft operated by the state or federal government shall be exempt from the landing fees set forth in this Resolution. Medical emergency/medical evacuation aircraft shall be exempt from the landing fees set forth in this Resolution.

1.2 Remain-Over-Night (RON) Fee.

1.2.1 Air Carriers. Provided a signed agreement between an air carrier and the District exists, there shall be paid to the District a RON fee for all air carrier aircraft (including unscheduled charter aircraft) that remain over night at the Airport (SEE ANNEX A). The RON fee is assessed per thousand pounds of certificated gross landing weight.

1.2.2 Freight Forwarding / Cargo Carriers. There shall be paid to the District a RON fee for all freight forwarding/cargo carrier aircraft (including unscheduled charter aircraft) that remain overnight at the Airport (SEE ANNEX A). The RON fee is assessed per thousand pounds of certificated gross landing weight.

1.3 Apron Fee.

1.3.1 Air Carriers. Provided a signed agreement between an air carrier and the District exists, there shall be paid to the District an apron fee for all air carrier aircraft (including unscheduled charter aircraft) that park on the terminal ramp at the Airport (SEE ANNEX A). The apron fee is assessed per thousand pounds of certificated gross landing weight. Air carriers operating without a signed agreement will pay a landing fee equal to two (2) times the established rate.

1.3.2 Freight Forwarding / Cargo Carriers. There shall be paid to the District an apron fee for all freight forwarding/cargo carrier aircraft (including unscheduled charter aircraft) that park on the terminal ramp at the Airport (SEE ANNEX A). The apron fee is assessed per thousand pounds of certificated gross landing weight.

1.4 Gate Fee. Provided a signed agreement between an air carrier and the District exists, there shall be paid to the District a gate fee for non-scheduled (including charter) air carrier aircraft that use the Airport terminal facilities (SEE ANNEX A). The gate fee is assessed per thousand pounds of certificated gross landing weight. Air carriers operating without a signed agreement will pay a landing fee equal to two (2) times the established rate.

1.5 Hangar Rentals. There shall be paid to the District rents for District owned and maintained aircraft hangars (SEE ANNEX A). The hangar rent is assessed by type and location of hangar, except as may otherwise be provided in a contractual agreement between the District (lessor) and a lessee.

1.6 Aircraft Tie-downs. There shall be paid to the District rents for District owned and maintained aircraft tie-down spaces (SEE ANNEX A). The tie-down rent is assessed by aircraft type and location of tie-down, except as may otherwise be provided in a contractual agreement between the District (lessor) and a lessee.

1.7 Fuel Dispensing / Fuel Flowage Fees. There shall be paid to the District a fuel dispensing or fuel flowage fee for each gallon of fuel dispensed at the Airport (SEE ANNEX A). The fuel dispensing or flowage fee is assessed by number of gallons dispensed and by type of fuel.

1.8 Aircraft Parking Fee – Special Events. There shall be paid to the District an aircraft parking fee for Special Events during which any aircraft is parked on any surface at the Airport (SEE ANNEX A). The aircraft parking fee is assessed on a per aircraft, per day (or any portion thereof) basis, for any aircraft that are parked during any Special Event. FY 24 Special Events are the AT&T Pebble Beach National Pro-Am, Car Week/Concours D'Elegance, Hook & Eye, and the Women's LPGA U.S. Open.

1.9 Car Auction Parking Fee – Special Events. There shall be paid to the District a car auction parking fee for Special Events during which cars are parked, presented, and auctioned off at the Airport (SEE ANNEX A). The car auction parking fee is assessed on a per car basis, for any cars that are sold at auction during any Special Event.

2.0 Terminal Area Rents.

2.1 Terminal Building and Adjacent Area Rentals. There shall be paid to the District rents for space in and around the Airport terminal (SEE ANNEX A). These rents are paid by square foot (sq. ft.) or space basis (per month) except as may otherwise be provided in a contractual agreement between the District (lessor) and a lessee.

2.2 Concessionaires. There shall be paid to the District fees for the use of space and the conduct of business in and around the Airport terminal. These fees may be assessed by square foot (sq. ft.) or space basis (per month) or may be assessed as a percentage of gross receipts, or a combination provided in a contractual agreement between the District (lessor) and a lessee or concessionaire.

3.0 Non-Aviation Rents. There shall be paid to the District rents for non-aviation space and facilities on the Airport (SEE ANNEX A). These rents are assessed on a square foot (sq. ft.) or space basis (per month) except as may otherwise be provided in a contractual agreement between the District (lessor) and a lessee.

4.0 Other Fees.

4.1 Miscellaneous Fees. There shall be paid to the District fees for AOA badges, parking permits, SIDA badges, law enforcement activities (reports, incidents and services). These fees are assessed on each activity or service provided by the District to a tenant, tenant-employee, and lessee.

4.2 Tenant Event Support / Tenant Repair & Maintenance Fees. There shall be paid to the District fees for law enforcement support or tenant repair, maintenance services and event fees. These fees will be charged on a per hour rate and due at the completion of law enforcement support or tenant repair & maintenance services, and event fees.

4.3 Airport Events / Filming / Photography - Basic Use Fees. There shall be paid to the District fees for special on property events, motion picture filming or television recording and photography events. These fees will be charged on a per day rate and due in advance when the Facilities Use and License Agreement is executed, and before special on property events, motion picture filming or television recording and photography events occur.

4.4 Late Payment and Credit Card Payment Fees. There shall be paid to the District fees for late tenant or lessee and credit cards payments. These fees will be charged on a percentage of tenant or lessee invoices and are due upon contract terms with the District.

4.5 Notice of Violation Fees. There shall be paid to the District for Rules and Regulations Violations as described in Article 9 and 10. These fees will be assessed on a per incident basis and will escalate from continued or reoccurring violations.

4.6 Business License Fees. There shall be paid to the District a Business License fee for all tenants operating a business on District property. The Business License fee shall be assessed annually on January 1 of each calendar year and prorated for new businesses if implemented after January 1.

5.0 Future Rate Adjustments. The District may implement changes in rates and charges from time-to-time through the adoption of future rates and charges resolutions. During the period following the adoption of this Resolution and until the effective date of a subsequent rates and charges resolution, District leases and rental agreements may provide for adjustments to rates and charges based on changes in consumer price or other indices.

6.0 Severability. If any provision, clause, sentence or paragraph of this Resolution or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Resolution which can be given effect without the invalid provision or application and to this end, the provisions of this Resolution are declared severable.

7.0 Effective Date. This Resolution shall take effect on July 1, 2024.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 20th day of June 2024, by the following roll call vote:

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

Adopt 4. Resolution No. 1878, A Resolution Authorizing and Approving the Fiscal Year 2025 Salary Schedule, Listing Salary Ranges for the Monterey Peninsula Airport District

Controller Wilson introduced Item G.4. Executive Director La Pier reminded Directors that a salary survey was performed by an outside entity and changes to salary range levels were discussed with the Board at the Strategic Business Planning Session and the Budget Workshop.

No Public Comment.

Director Pick motioned to adopt Resolution No. 1878, A Resolution Authorizing and Approving the Fiscal Year 2025 Salary Schedule, Listing Salary Ranges for the Monterey Peninsula Airport District. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1878

**A RESOLUTION AUTHORIZING AND APPROVING
THE FISCAL YEAR 2025 SALARY SCHEDULE LISTING SALARY RANGES
FOR THE MONTEREY PENINSULA AIRPORT DISTRICT**

WHEREAS, for Fiscal Year 2025 the previously approved salary ranges are insufficient to meet the market compensation ranges of comparable positions, therefore changes are recommended; and

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA

AIRPORT DISTRICT: That the compensation of all employees of the Monterey Peninsula Airport District as set forth and prescribed in the FY 2025 Salary Schedule Listing Salary Ranges is hereby approved and adopted. A copy of said schedule is attached hereto and made a part of by reference as though the same were set forth in full herein.

AND BE IT FURTHER RESOLVED: That there be filed in the office of said District, said Salary Schedule in accordance with and designated "Monterey Peninsula Airport District Fiscal Year 2025 Salary Schedule" listing salary ranges.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 20th day of June 2024 by the following roll call vote:

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

Adopt 5. Resolution No. 1879, A Resolution Authorizing and Approving the Operating Budget of the Monterey Peninsula Airport District for Fiscal Year 2025

Controller Wilson introduced Item G.5.

There was no Public Comment.

There was a discussion about under what circumstances the budget would be amended. Executive Director La Pier advised that the budget is a guideline, and only significant changes would prompt a revision.

Director Miller motioned to adopt Resolution No. 1879, A Resolution Authorizing and Approving the Operating Budget of the Monterey Peninsula Airport District for Fiscal Year 2025. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1879

A RESOLUTION AUTHORIZING AND APPROVING THE OPERATING BUDGET OF THE MONTEREY PENINSULA AIRPORT DISTRICT FOR FISCAL YEAR 2025

WHEREAS, the estimates submitted to the Board of Directors of the Monterey Peninsula Airport District entitled "Monterey Peninsula Airport District, County of Monterey, State of California, Budget - Fiscal Year 2025," and now on file in the offices of the District, are hereby approved and adopted as the budget of the District for the Fiscal Year 2025, and

WHEREAS, the District's Fiscal Year 2025 revenues are projected to be sufficient to fund expenses, capital expenditures and debt service, and

WHEREAS, the available revenues of the District for the Fiscal Year 2025 are hereby appropriated as set forth and segregated in the operating and capital budgets, and

WHEREAS, all annual salaries, compensations, allowances and operating expenses for the Fiscal

Year 2025 as set forth in the operating budget shall be payable in such time, form and manner as is prescribed by the Monterey Peninsula Airport District Act and by Resolution No. 1424, a Resolution Establishing Fiscal Control Policies and Procedures for the Monterey Peninsula Airport District; and

WHEREAS, all debt service expenditures, interest, and principal for the Fiscal Year 2025 are identified and shall be payable in such time, form and manner as prescribed by contract or covenant, are hereby approved, and

WHEREAS, all motions and resolutions and parts of motions and resolutions insofar as they are in conflict with this resolution are hereby repealed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT, the Operating Plan presented in the Budget for Fiscal Year 2025 is hereby established and designated as in the Budget and shall take effect on July 1, 2024.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 20th day of June 2024 by the following roll call vote:

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

Adopt 6. Resolution No. 1880, A Resolution Authorizing and Approving the Capital Budget of the Monterey Peninsula Airport District for Fiscal Year 2025

Deputy Executive Director Morello introduced Item G.6, noting the FY 2025 Capital Improvement Budget includes carryover as well as new projects.

No Public Comment.

Director Gaglioti motioned to adopt Resolution No. 1880, A Resolution Authorizing and Approving the Capital Budget of the Monterey Peninsula Airport District for Fiscal Year 2025. Director Pick seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1880

A RESOLUTION AUTHORIZING AND APPROVING THE CAPITAL BUDGET OF THE MONTEREY PENINSULA AIRPORT DISTRICT FOR FISCAL YEAR 2025

WHEREAS, the estimates submitted to the Board of Directors of the Monterey Peninsula Airport District entitled "Monterey Peninsula Airport District, County of Monterey, State of California, Budget - Fiscal Year 2025" and now on file in the offices of the District are hereby approved and adopted as the capital budget of the District for the Fiscal Year 2025, and

WHEREAS, it is the desire of the Board of Directors to adopt the "Fiscal Year 2025 Capital Budget" to include capital expenditures identified impacting the Capital Improvement Program (CIP) Budget; and

WHEREAS, The Districts Fiscal Year 2025 revenues or cash reserves are projected to be

sufficient to fund capital expenditures: and

WHEREAS, the available revenues of the District for the Fiscal Year 2025 are hereby appropriated as set forth and segregated in the operating budget and may fund the capital budget, and

WHEREAS, all capital expenditures for the Fiscal Year 2025, as set forth in the District Capital Budget, shall be payable in such time, form and manner as is prescribed by the Monterey Peninsula Airport District Act and by Resolution No. 1424, a Resolution Establishing Fiscal Control Policies and Procedures for the Monterey Peninsula Airport District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT, that the Capital Plan for the Fiscal Year 2025 District Capital Budget is hereby established and designated as in the Capital Budget and shall take effect on July 1, 2024.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 20th day of June 2024 by the following roll call vote:

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

Adopt 7. Resolution No. 1881, A Resolution to Award a Bid to Acquire Replacement Primary Aircraft Rescue and Firefighting Vehicle to Oshkosh Airport Products, a Division of Pierce Manufacturing, Inc.

Deputy Executive Director Morello introduced Item G.7 noting that AIP funding has been approved. Brian Roth, Project Manager, reviewed the staff report and commented that the current primary aircraft rescue and firefighting vehicle is 19 years old.

No Public Comment.

Director Gaglioti reported the Finance Committee had reviewed this item and supported it.

Executive Director La Pier explained the lead time for delivery is usually about a year. This vehicle is estimated to be 550 days due to supply chain issues.

Directors discussed the particulars of the current vehicles and the importance of having a backup vehicle.

Director Miller motioned to adopt Resolution No. 1881, A Resolution to Award a Bid to Acquire Replacement Primary Aircraft Rescue and Firefighting Vehicle to Oshkosh Airport Products, a Division of Pierce Manufacturing, Inc. Director Pick seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1881

A RESOLUTION TO AWARD A BID TO ACQUIRE REPLACEMENT PRIMARY AIRCRAFT RESCUE AND FIREFIGHTING VEHICLE TO OSHKOSH AIRPORT PRODUCTS, A DIVISION OF PIERCE MANUFACTURING, INC.

WHEREAS, June 21, 2023 Resolution No. 1848 Approving the FY24 Capital Improvement Program (CIP) Budget and July 22, 2022 Resolution No. 1827 Approving the 2022-2028 Airport Capital Improvement (ACIP), which both included the purchase of a Replacement Primary Aircraft Rescue and Firefighting (ARFF) vehicle were adopted; and

WHEREAS, representatives of the Federal Aviation Administration (FAA) have indicated a willingness to fund the acquisition of the Replacement Primary ARFF Vehicle and a grant application has been submitted to the FAA using Airport Improvement Program (AIP) FAA-FY2024 funds for the purchase; and

WHEREAS, this procurement meets Advisory Circular 150/5220.10 latest edition, which established the ARFF vehicle specifications for an ARFF Index B Airport; and

WHEREAS, invitation for Bids was published in the Monterey Herald on April 19, 2024 and April 24, 2024 and sealed bid proposals were received on May 20, 2024 at 1:00 p.m. PDT and publicly opened; and

WHEREAS, after considering the bids received for the performance of the proposed purchase, it is in the best interest of the Airport to accept the bid of Oshkosh Airport Products, a Division of Pierce Manufacturing, Inc.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That Monterey Peninsula Airport District contract with the firm of Oshkosh Airport Products, a Division of Pierce Manufacturing, Inc. in the amount of \$1,050,497.00 to purchase a Striker 4X4 Vehicle for the Monterey Regional Airport, 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 20th day of June 2024, by the following roll call vote:

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

Adopt 8. Resolution No. 1882, A Resolution Authorizing a Professional Service Agreement with Otto Construction as the Construction Manager-At-Risk for the New Terminal Facility Landside Improvements Project

Executive Director Morello introduced Item G.8. She explained the Construction Manager-at-Risk (CMAR) method and stated this will provide the Airport with a guaranteed maximum cost, which is

necessary to submit an Airport Improvement Program grant to the Federal Aviation Administration (FAA). She noted the FAA has approved moving forward with Otto Construction as the CMAR.

There was no Public Comment.

Director Pick motioned to adopt Resolution No. 1882, A Resolution Authorizing a Professional Service Agreement with Otto Construction as the Construction Manager-At-Risk for the New Terminal Facility Landside Improvements Project. Director Gaglioti seconded the motion. The motion was approved unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1882

A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT WITH OTTO CONSTRUCTION AS THE CONSTRUCTION MANAGER-AT-RISK FOR THE NEW TERMINAL FACILITY LANDSIDE IMPROVEMENTS PROJECT

WHEREAS, on June 20, 2024 Resolution No. 1880, Approving the FY25 Capital Improvement Program (CIP) Budget and July 22, 2022 Resolution No. 1827, Approving the 2022-2028 Airport Capital Improvement Plan (ACIP), which both included the Safety Enhancement Project (SEP) Phase D3 Landside Improvements were adopted; and

WHEREAS, on September 12, 2018 the District adopted Resolution 1724, A Resolution of the Monterey Peninsula Airport District Authorizing Alternative Project Delivery Methods for Acquisition of Capital Projects and Construction at the Monterey Regional Airport; and

WHEREAS, representatives of the Federal Aviation Administration (FAA) have indicated a willingness to fund the Terminal Facility Landside Improvements project and have approved the alternative delivery method of Construction Manager-At-Risk (CMAR); and

WHEREAS, a grant application will be submitted to the FAA upon receipt of the Guaranteed Maximum Price (GMP) using Airport Improvement Program (AIP) FAA-FY2024 funds for the improvements; and

WHEREAS, MPAD widely solicited for Statements of Qualifications ("SOQ") to submit Qualifications/Proposal for CMAR services to include pre-construction services and complete construction services for the New Terminal Facility – Landside Improvements project ("Project") at the Monterey Regional Airport and was published in the Monterey Herald on April 29, 2024 for Sealed Request for Qualifications proposals to be received on May 9, 2024 at 1:00 p.m. PDT; and

WHEREAS, after review of the proposal and a follow-up interview that evaluated the experience and qualifications, it was determined that Otto Construction is highly qualified to be a Construction Manager-at-Risk to perform the pre-construction and construction services in connection with the New Terminal Facility – Landside Improvements project at the Monterey Regional Airport.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That MPAD contract with the firm of Otto Construction and authorize the Executive Director, or his designee, to execute said contract for CMAR to perform the pre-construction and construction services in connection with the New Terminal Facility

– Landside Improvements project at the Monterey Regional Airport as described in the solicitation documents. The scope of the proposed contract is a not-to-exceed cost of \$131,508.00 and is limited to the design and bidding process to obtain a guaranteed maximum price (GMP) by July 14, 2024.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 20th day of June 2024, by the following roll call vote:

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

A break was taken from 9:05 AM – 9:11 AM.

Approve 9. Extension to the Parking Operations Agreement with Republic Parking System, LLC for Operation at the Monterey Regional Airport

Deputy Executive Director Robare distributed copies of the original parking operations agreement with Republic Parking System, LLC, which was not in the board packet. She noted Republic Parking System, LLC is the parent company to Reef and Reimagine.

Executive Director La Pier commented that this approval is for an extension of the existing agreement; it is not an amendment or renegotiation. He explained that this is an interim solution until the replacement terminal and new parking lot are complete.

Director Gaglioti expressed concerns about voting prior to having the time to read the existing contract. Executive Director La Pier reminded the Board the existing contract was already approved by the Board.

There was a discussion about past issues with Woody’s parking validations for their customers and more recent mechanical issues with the Premium Parking Lot equipment. Deputy Executive Director Robare reported on fixes and new protocols that have been put in place.

It was agreed by consensus to table this item until the July Regular Board meeting.

H. BOARD COMMITTEE 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. 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).

Chair Leffel reported she gave a presentation at the the Pacific Grove City Council meeting.

Chair Leffel reported on the LAFCO meeting.

Director Pick reported the Regional Taxi Authority will meet in July.

Director Miller reported on the TAMC meeting.

Chair Leffel reported Special Districts Association will have their next meeting in July.

Chair Leffel reported she did not attend the AMBAG meeting.

I. CLOSED SESSION

1. **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 9:45 AM.

J. RECONVENE TO OPEN SESSION

The Board reconvened to Open Session at 11:40 AM. There was no reportable action.

K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- Consider Actions Necessary for the Board of Director Meeting Stipend to Remain Stable in FY 2025

L. DISCUSSION OF FUTURE AGENDAS

None.

M. ADJOURNMENT

The meeting adjourned at 11:40 AM.

Approved at the
Meeting of July 17, 2024


Mary Ann Leffel, Chair

ATTEST



Michael La Pier
District Secretary