

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

May 18, 2022 - 9:00 AM

NOTICE REGARDING A RETURN TO IN-PERSON PUBLIC PARTICIPATION AT MONTEREY PENINSULA AIRPORT DISTRICT BOARD MEETINGS

Due to the expiration of certain directives contained in the Governor's Declaration of Emergency for the State of California (Executive Order N-29-20), the Board of Directors of the Monterey Peninsula Airport District will return to hold meetings at the Airport Board Room, with in-person attendance.

Due to recent increase in the transmission of the Omicron variant of the Coronavirus, and, as a result of the directives issued by the State of California and the Monterey County Public Health Officer intended to prevent the transmission of the coronavirus, the Airport may utilize the procedures outlined in AB361 to utilize alternative measures related to the conduct of remote meetings and remote comments by members of the public.

Should the Board implement the measures outlined in AB 361, members of the public may participate in 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 also participate telephonically by calling (253) 215-8782 and entering the same Meeting ID. Members of the public who wish to provide comment on an item on the agenda may do so during the meeting prior to the item being considered by the Board, as outlined below.

REMOTE PUBLIC COMMENTS

To make a public comment, the following options are available:

1. Before the Meeting via Email: Written comments can be emailed to info@montereyairport.com. 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.
2. During the Meeting via Oral Comments: 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.

Public comments may also be made in person. 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.

A. CALL TO ORDER/ROLL CALL

Chair Miller called to order the Regular Meeting of the Monterey Peninsula Airport District Board of Directors at 9:04 AM. Directors Sawhney, Leffel, and Sabo were present. Director Sawhney attended via Zoom videoconference. The following staff were present: Executive Director La Pier, District Counsel Huber, Acting District Secretary Adams, Deputy Executive Director Bergholz, and Deputy Director Morello. Executive Deputy Director Bergholz and Deputy Director Morello attended via Zoom videoconference.

B. PLEDGE OF ALLEGIANCE

Director Leffel led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Director Leffel stated she attended California Special District Legislative Days.

District Counsel Huber read the following statement:

"Due to the recent increase in transmission rates for COVID-19 in Monterey County, anyone who attends this Board Meeting in person may, should they desire to do so, provide their name and contact

information to Denise Adams, who is seated at the end of the table near the entrance to the Board Room. In the event that someone attending this Board Meeting in person tests positive for COVID-19, Ms. Adams would contact anyone who attends this meeting in person and provides their name to inform them of a possible exposure so they can take measures to protect themselves and the public. In addition, anyone attending this meeting may social distance as we have sufficient room for individuals to physically distance themselves from others.”

Director Sawhney asked for an update on mask requirements. Executive Director La Pier answered the CDC, TSA, and the airlines all consider them optional as of April 18, 2022.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

E. CONSENT AGENDA - ACTION ITEMS

The Consent Agenda consists of those items which are routine and for which a staff recommendation has been prepared. A Board member, member of the audience or staff may request that an item be placed on the deferred consent agenda for further discussion. One motion will cover all items on the Consent Agenda. The motion to approve will authorize the action or recommendation indicated.

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| Approve | 1. Minutes of the Regular Board Meeting of April 20, 2022 |
| Approve | 2. Minutes of the Special Board Meeting of April 25, 2022 |
| Approve | 3. Minutes of the Special Committee Meeting of the Budget & Finance Committee of May 3, 2022 |
| Approve | 4. Minutes of the Committee Meeting of the Air Carrier Service, Marketing and Community Relations Committee of May 9, 2022 |
| Approve | 5. Minutes of the Committee Meeting of the Budget & Finance Committee May 10, 2022 |
| Approve | 6. Minutes of the Special Committee Meeting of the Budget & Finance Committee of May 12, 2022 |
| Adopt | 7. Resolution No. 1816-4, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Making Findings and Determinations Pursuant to AB 361 or Virtual Meetings and Authorizing Virtual Board Member and Other District Meetings |

Director Leffel made a motion to approve items E.1 – E.7. Director Sabo seconded. The motion passed by a roll call vote of 3-1 with Director Sawhney abstaining.

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

None.

G. REGULAR AGENDA - ACTION ITEMS

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| Approve | 1. Proclamation in Recognition of Gary Cursio |
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Former Director Gary Cursio was in attendance by videoconference. Chair Miller read the Proclamation and all Directors gave their thanks, compliments, and best wishes. Director Cursio gave complimentary comments about the work of the board and staff during his tenure.

Director Leffel made a motion to approve the Proclamation in Recognition of Gary Cursio. Director Sabo seconded the motion. The vote was unanimous by a roll call vote of 4-0.

Approve 2. Proclamation in Recognition of Monterey Jet Center

Executive Director La Pier asked to table this item until next month because there isn't anyone from the Monterey Jet Center available to participate today. There was no objection.

Discuss 3. ARRF Design/Build Presentation

Executive Director La Pier introduced Item G.3 stating the goal is to get Board feedback on the architecture of the building. He turned the floor over to Deputy Director Morello who stated the ARFF Design/Build is based on the approved master plan. She referred to the staff report, stating the FAA has very stringent and set design standards that must be met. Deputy Director Morello introduced Ms. Karen Mar, the architect that works with the Mill Construction Design Build team. Ms. Mar gave a presentation that included renderings and options for roof styles, entrance designs, and construction materials. Siding and roof samples were physically present in the boardroom.

Directors discussed the presentation. Mr. Ernie Mill, Mill Construction, answered questions from Directors, as did Ms. Mar. There were questions about solar, capturing non potable water runoff, and other sustainability efforts and certifications. Deputy Director Morello stated solar panels would not be allowed as we can't have a reflection or glare on the roof and solar panels are not eligible under AIP funding. However, the design build request was for LEED silver certification at minimum, and we will go as high as possible.

Executive Director La Pier stated staff recommendation is for a gabled roof with a heightened watch area with the slated entrance. Director Leffel agreed with that and suggested we consider adding mezzanine storage, assuming the expense is not exorbitant. Chair Miller also supported that idea.

Chair Miller called for a break at 11:00 AM.

The meeting reconvened at 11:08 AM. Chair Miller announced a break would be taken for lunch from 1:00 PM to 2:00 PM.

Discuss 4. UAL Presentation & Discussion

Executive Director La Pier stated this information was reviewed by the Finance Committee. Staff has a recommendation regarding the UAL payment and is looking for partial Board direction. He introduced Sarah Hollenbeck and Jaime Trejo, from PFM who reviewed the analysis and proposed options.

Director Sabo stated he is interested in an option that includes a 115 Trust. Ms. Hollenbeck stated that last October they reviewed that option, and although it is not included in this presentation, it is still an option.

Executive Director La Pier stated Staff is looking for direction only; authorization will come back to the board. Staff recommends a UAL payment of \$4 million from the CARES Act funds, then making a normal payment the next two years.

Directors discussed the UAL funding options.

Directors discussed the available uses for CARES Act funds. Directors Miller and Leffel supported using \$4 million to pay down the UAL.

Chair Miller called for a lunch break at 1:05 PM. The meeting reconvened at 2:15 PM.

Review 5. Board Vacancy Applications

Executive Director La Pier stated 2:00 PM today was the deadline to turn in applications to fill the board vacancy created by Director Cursio's resignation and there were seven applications. Executive Director La Pier stated we need to determine the review process, whether that be an ad hoc committee or the board as a whole interviewing all candidates.

Directors discussed the options and timing. It was determined by consensus a special Board of Directors meeting would be held on Tuesday, May 24, 2022 at 2:00 PM and each candidate would be given 10 minutes for an interview, which would be entirely voluntary and either in person or by videoconference, at the applicants' discretion. It was agreed that at the conclusion of the interviews the Board would make an appointment.

H. CLOSED SESSION

None.

I. RECONVENE TO OPEN SESSION

None.

J. BOARD COMMITTEE REPORTS AND ACCEPTANCE OF DEPARTMENT REPORTS

Report on meetings attended by Board Members at Monterey Peninsula Airport District's expense - AB1234.

The board receives department reports which do not require any action by the board.

Standing Committees:

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

b. Ad-Hoc Committees:

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| i. Local Jurisdiction Liaison | Director Leffel and Miller |
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c. Liaison/Representatives:

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

Director Sabo reported for the Finance Committee stating he and Director Leffel disagreed about the proposed UAL payment and the FY 23 Budgets.

Chair Miller reported for Air Service Committee stating Executive Director La Pier has seven meetings scheduled with airlines at the JumpStart conference.

Director Leffel reported for LAFCO stating David Kong was selected as the alternate Special District Representative to LAFCO.

K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- Approve Update to Administrative and Personnel Policy Manual
- Updates to MPAD Governance Manual and Board Operating Rules and Procedures to Reflect Legal Counsel Review
- Tour the Monterey Regional Airport Property

District Counsel Huber gave an update on the Personnel Policy Manual review. Director Leffel suggested any proposed changes to that document be marked as to whether they are required by law or are at the Board's discretion.

L. DISCUSSION OF FUTURE AGENDAS

Director Sawhney and Director Sabo suggested items that Chair Miller asked to put a placeholder on until after the scheduled Budget Workshop, as he believes several of their questions will be answered then.

M. ADJOURNMENT

The meeting was adjourned at 4:00 PM.

Approved at the
Meeting of June 15, 2022



Carl M. Miller, Chair

ATTEST



Michael La Pier, AAE
District Secretary