

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

April 11, 2018 10:00 AM - Board Room

A. CALL TO ORDER/ROLL CALL

Vice Chair Sabo called to order the Regular Meeting of the Board of Directors at 9:59 am. Directors Cursio and Leffel were present. Director Nelson and Chair Miller were absent. Vice Chair Sabo noted that filling in as Chair due to Director Miller's absence. The following District Officers were present: Executive Director La Pier, District Counsel Huber, Acting District Secretary Porter and Deputy Executive Director Bergholz.

B. PLEDGE OF ALLEGIANCE

Director Cursio led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Executive Director La Pier noted that flowers were sent on behalf of the Airport to Jim Edwards, FAA Tech Ops Manager and his wife, FAA MRY Air Traffic Control Administrative Assistant, who were injured in a car accident earlier in the month.

D. PUBLIC COMMENTS

Matthew Wright, General Manager, Monterey Fuel Company, introduced Michael Heilpern, Operations Manager, to the Board and recognized him for 20 years of service. He noted the value in the Board being familiar with Monterey Jet Center and Monterey Fuel Company's key team members. Vice Chair Sabo expressed appreciation on behalf of himself and the rest of the Board.

Matthew Wright also gave the Board a brief on the progress being made with U.S. Customs and Border Protection for temporary customs service during Monterey Car Week / Concours d'Elegance. He stated that an application was submitted, which CBP is supportive of, and the application will be reviewed in June.

Mathew Wright updated the Board on a few additional topics including: continued increase in 100 low lead fuel sales due to decreased fees; potential of signing an agreement with a mechanic for aircraft maintenance service; he noted that he spent half a day with Sean Tucker, a world-famous American aerobatic pilot and co-founder of the Bob Hoover Academy. He stated that he is looking to explore how the Jet Center can support the academy's efforts to create opportunities that inspire at-risk and underserved Salinas teens to get engaged in education and aviation.

Marlana Brown introduced herself as the new Community Planning Liaison Officer for Naval Support Activity Monterey.

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.)

- Approve 1. Minutes of the Committee Meeting of the Airport Property Development and Leases Committee of March 6, 2018

- Approve 2. Minutes of the Committee Meeting of the Air Carrier Service, Marketing and Community Relations Committee of March 8, 2018
- Approve 3. Minutes of the Committee Meeting of the Budget and Finance Committee of March 12, 2018
- Approve 4. Minutes of the Special Meeting of March 14, 2018

Director Leffel moved to approve Consent Agenda Items 1 through 4. Director Cursio seconded the motion. The motion passed unanimously by a vote of 3-0.

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

G. REGULAR AGENDA - ACTION ITEMS

- Adopt 1. Resolution No. 1705, A Resolution Certifying the Mitigated Negative Declaration for the Proposed Infield and Taxiway Improvements Project and Adopting Related Findings and Project Mitigation Measures

Chris Morello, Senior Planning Manager, presented Item G.1, briefly reviewing background information on the project and explaining the environmental findings and comments received. A recommendation was made to Adopt Resolution No. 1705.

Director Leffel moved to adopt Resolution No. 1705. Director Cursio seconded the motion. The motion passed unanimously by a roll call vote of 3-0.

RESOLUTION NO. 1705

A RESOLUTION CERTIFYING THE MITIGATED NEGATIVE DECLARATION FOR THE INFIELDF & TAXIWAY IMPROVEMENTS PROJECT AT MONTEREY REGIONAL AIRPORT AND ADOPTING RELATED FINDINGS AND PROJECT MITIGATION MEASURES

WHEREAS, the Monterey Peninsula Airport District (MPAD) proposes infield and taxiway improvements located on MPAD's owned and operated property at the Monterey Regional Airport ("Airport"), adjacent to Runway 28L-10R within the secured Air Operations Area (AOA) with no public access; and

WHEREAS, MPAD caused an Initial Study (IS) to be prepared for the Project pursuant to the California Environmental Quality Act (CEQA; Pub. Resources Code, §21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.); and

WHEREAS, no significant environmental impacts were identified through the environmental review and field investigations; and,

WHEREAS, less than significant impacts to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Transportation/Traffic, Tribal Cultural Resources, and Hydrology/Water Quality were identified and mitigation measures were incorporated to reduce overall project environmental impacts; and,

WHEREAS, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) was prepared by MPAD and circulated between March 16 and April 05, 2018 to provide interested agencies,

organizations, property owners and the general public with an opportunity to express their concerns regarding the potential environmental effects of the Project. The NOI was posted on March 16, 2017 with the Office of the Monterey County Clerk, the airport's website, within the Airport terminal building and within the Monterey Herald publication for a 20-day comment period, as mandated by CEQA; and

WHEREAS, MPAD hereby adopts the CEQA Findings in attached Attachment A, incorporated herein by reference. These CEQA Findings address – in part – the changes or alterations that have been incorporated into the Project to reduce all the Project's environmental impacts to a level below significant.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT THAT:

1. The above recitals are true and correct, and are incorporated herein by reference.
2. Pursuant to State CEQA Guidelines section 15090, and based on all information contained in MPAD's files related to the Project, including but not limited to the Project IS that provides MPAD's independent judgment and analysis and its supporting documents, MPAD does hereby certify that:

The Project IS and MND was prepared in compliance with CEQA;

The Project IS and MND were presented to the Board of Directors of MPAD, and that decision-making body reviewed and considered the information contained in the Project IS prior to approving the Project;

3. Staff is hereby directed to file a Notice of Determination in accordance with CEQA within five working days of these approvals.
4. The custodian of the documents or other materials that constitute the record of proceedings upon which this decision is based is located at the Planning and Development Department, Monterey Regional Airport, 200 Fred Kane Drive, Suite 200, Monterey, CA 93940.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 11th day of April 2018, by the following roll call vote:

AYES:	DIRECTORS:	Cursio, Leffel, Vice Chair Sabo
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	Miller, Nelson

- Adopt 2. Resolution No. 1706, Authorization for the Submittal of an Application for a State Airport Loan and Acceptance of Loan

District Counsel Huber presented Item G.2, regarding the application for a loan through the California Department of Transportation, Division of Aeronautics loan program for the potential purchase of the property located at 2801 Monterey Salinas Highway. A revised version of Resolution No. 1706, was handed out to the Board. District Counsel Huber noted that the addition of the sentence "Execution of loan documents and acceptance of loan funds shall be contingent upon the Board of Directors approving the purchase of and entering into a valid purchase agreement for the project property" was added to the resolution for clarification. District Counsel Huber stated that Resolution No. 1706 formalizes the loan application and a recommendation was made to adopt the resolution.

Director Leffel moved to adopt Resolution No. 1706. Director Sabo seconded the motion. The motion passed unanimously by a roll call vote of 3-0.

RESOLUTION NO. 1706

A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION AND EXECUTION OF AN AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTION FOR A STATE AIRPORT LOAN

WHEREAS, the California Department of Transportation, pursuant to the Public Utilities Code section 21602, provides loans for the improvement and operation of airports; and

WHEREAS, the California Department of Transportation requires the District Board adopt a Resolution authorizing the submission of an application for a state airport loan, and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT, in the State of California;

1. Authorizes filing an application for a state airport loan for this project
2. Authorizes execution of a Loan Agreement for the project
3. Certifies the District's ability to repay the state loan for this project; and

BE IT FURTHER RESOLVED, that the Board of Directors of the Monterey Peninsula Airport District does hereby authorize Michael La Pier, Executive Director to sign any documents required to apply for and accept these loan funds on behalf of the Monterey Peninsula Airport District. Execution of loan documents and acceptance of loan funds shall be contingent upon the Board of Directors approving the purchase of and entering into a valid purchase agreement for the project property.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 11th day of April 2018 by the following roll call vote:

AYES:	DIRECTORS:	Cursio, Leffel, Vice Chair Sabo
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	Miller, Nelson

Discussion 3. Local Agency Formation Commission of Monterey County First Ballot Results and Second Ballot for Special District Alternate Member

Executive Director La Pier presented Item G.3, stating that Director Leffel had been elected to be the new Special District Regular Member on LAFCO, based on the results of the first election. He noted that the three remaining candidates from the first election were now candidates in a second election for an alternate member seat. Director Leffel recommended that the District vote for Graig Stephens, Soledad Community Health Care District. Directors Sabo and Cursio agreed to select Graig Stephens for the District's vote.

H. ACCEPTANCE OF DEPARTMENT REPORTS

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

I. BOARD COMMITTEE REPORTS

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

- a. Standing Committees:
 - i. Budget and Finance Directors Leffel & Sabo
 - ii. Air Service, Marketing, Community Relations Directors Cursio & Nelson
 - iii. Airport Property Development and Leases Directors Miller & Nelson

- b. Ad-Hoc Committees:
 - i. Local Jurisdiction Liaison Directors Leffel & Miller

- c. Liaison/Representatives:
 - i. Local Agency Formation Commission Director Leffel Alt: Sabo
 - ii. Regional Taxi Authority Director Leffel Alt: La Pier
 - iii. Transportation Agency for Monterey County Director Sabo Alt: Nelson
 - iv. Special Districts Association Liaison Director Miller Alt: Sabo

J. CLOSED SESSION

1. **REAL PROPERTY NEGOTIATIONS** (Government Code Section 54956.8) The Board will meet with Real Property Negotiators, Executive Director and District Counsel, regarding the properties identified as 2801 Monterey-Salinas Highway, Monterey, CA 93940.

2. **ANTICIPATED LITIGATION** (Government Code section 54956.9(d)(2)) The Board will meet with the Executive Director and District Counsel regarding anticipated litigation – one case.

3. **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.

K. RECONVENE TO OPEN SESSION

Vice Chair Sabo reported that no reportable action was taken during Closed Session.

L. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- Fort Ord Reuse Authority Presentation on the Eastside Parkway Project
- Presentation on Cost and Parameters of AMBAG Ex Officio Membership

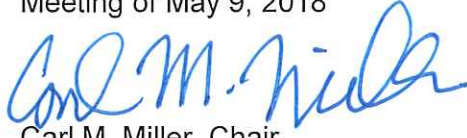
M. DISCUSSION OF FUTURE AGENDAS

- Discussion Regarding Formalization of Actions Relative to the Name of the District

N. ADJOURNMENT

The meeting adjourned at 1:00 pm.

Minutes Approved at the
Meeting of May 9, 2018



Carl M. Miller, Chair

ATTEST



Michael La Pier, AAE
District Secretary