

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

December 13, 2023 - 9:00 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 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 rescheduled regular meeting of the Monterey Peninsula Airport Board of Directors at 9:03 AM. Directors Leffel, Miller, and Pick were present. Director Gaglioti was absent. The following staff were present: Deputy Executive Director Morello, District Counsel Huber, Deputy Executive Director Robare, Controller Wilson, and Acting Board Secretary Adams. Executive Director La Pier was absent.

B. PLEDGE OF ALLEGIANCE

Deputy Executive Director Morello led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Deputy Executive Director Morello announced the Holiday Military Lounge would be opening in the Boardroom on Monday, December 18th, for active-duty military and their family.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

No Public Comment.

E. CONSENT AGENDA - ACTION ITEMS

- Approve
1. Minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting of the Monterey Peninsula Airport District Board of Directors of November 8, 2023

- Approve 2. Minutes of the Airport Property Development & Leases Committee Meeting of the Monterey Peninsula Airport District of November 9, 2023
- Approve 3. Minutes of the Budget & Finance Committee Meeting of the Monterey Peninsula Airport District Board of Directors of November 14, 2023
- Approve 4. Minutes of the Regular Meeting of the Monterey Peninsula Airport District Board of Directors of November 15, 2023
- Approve 5. Minutes of the Special Meeting of the Monterey Peninsula Airport District Board of Directors of November 30, 2023

Director Leffel pulled Item E.2.

Director Leffel moved to approve Items E.1 and E.3 – E.5. Director Miller seconded. The minutes were unanimously approved by a roll call vote of 4-0 with Director Gaglioti absent.

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

Director Leffel pulled Item E.2 because the minutes say the Forza Motors / Motion Products, Inc. (MPI) lease was already approved by the board, and she does not recall it being reviewed by the Finance Committee. Deputy Executive Director Morello stated this lease agreement was approved on February 16, 2022 with the caveat to amend the lease to include a three-month deposit instead of a two-month deposit.

Directors discussed District Counsel’s idea of bringing the lease agreement back for ratification. Controller Wilson answered questions about his recent satisfactory financial review of MPI. Directors agreed by consensus to bring the MPI lease back before the board for review.

Director Leffel moved to approve Item E.2. Director Miller seconded. The minutes were unanimously approved by a roll call vote of 4-0 with Director Gaglioti absent.

G. REGULAR AGENDA - ACTION ITEMS

- Receive 1. Annual Financial and Compliance Report for the Fiscal Years Ended June 30, 2023 and 2022 (Audit Report from Ryan Domino, LSL)

Ryan Domino, with LSL, attended the meeting via video conference. He presented an overview of the audits performed and the three reports included for fiscal years ended June 30, 2023 and 2022. Mr. Domino reviewed the audit process and procedures and the auditors’ opinions.

No Public Comment.

Director Leffel reported the Finance Committee reviewed the Annual Financial and Compliance Report for Fiscal Years Ended June 30, 2023 and 2022.

Mr. Domino answered questions from the board.

Director Leffel moved acceptance of the Annual Financial and Compliance Report for the Fiscal Years Ended June 30, 2023 and 2022. Director Pick seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Gaglioti absent.

Presentation 2. Scenic Route 68 Corridor Improvements Project, Doug Bilse, Transportation Association of Monterey County (TAMC)

Deputy Executive Director Morello introduced Item G.2. noting that responses to the draft EIR for the Scenic Route 68 Corridor Improvements Project are due to Cal Trans by January 8, 2024. She then turned the floor over to Doug Bilse, Principal Engineer at Transportation Agency of Monterey County (TAMC).

Mr. Bilse made a presentation to the board that reviewed the purpose of the project, the proposed locations for wildlife under-crossings and the alternatives being considered for signal traffic control including roundabouts and widening of signal intersections.

Mr. Bilse answered questions and heard comments from Directors who voiced preferences and concerns. Mr. Bilse stressed that comments today would not be recorded; if the Airport, or anyone personally, would like to make comment on the draft EIR for the Scenic Route 68 Corridor Improvements Project they should be sent to Cal Trans by January 8, 2024. Deputy Executive Director Morello stated Staff would draft a comment letter from the Airport for the Executive Director to review that considers Directors' suggestions.

A break was taken from 10:33 AM to 10:41 AM.

Adopt 3. Resolution No. 1863, A Resolution Approving a Professional Services Agreement with Labor Consultants of California, Inc. to Provide Labor Monitoring Services in Support of the Safety Enhancement Program (SEP) Taxiway A Relocation – Phase B2 Commercial Apron

Item G.4 was considered prior to Item G.3.

Adopt 4. Resolution No. 1864, A Resolution Authorizing the Service Agreement between the Monterey Peninsula Airport District and Disaster Kleanup Specialists

Deputy Executive Director Morello introduced Brian Roth, Project Manager, who introduced Item G.4. He reviewed the Staff Report, saying this agreement is for service at 2801 Monterey Salinas Highway, Building C, which has been vacant since purchase. Staff has identified that hazardous materials abatement must be performed in order to determine the next steps for this building. The project is included in the Fiscal Year (FY) 2024 Amended Capital Improvement Program (CIP) Budget as a District Only funded project: 2801 Property Repairs in an amount of \$440,000.00. After completion of the Pavement Improvements there is a balance of \$132,292.00 remaining in that project.

There was no Public Comment.

Director Leffel motioned to adopt Resolution No. 1864, A Resolution Authorizing the Service Agreement between the Monterey Peninsula Airport District and Disaster Kleanup Specialists. Director Pick seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Gaglioti absent.

RESOLUTION NO. 1864

A RESOLUTION AUTHORIZING AND APPROVING THE SERVICE AGREEMENT BETWEEN THE MONTEREY PENINSULA AIRPORT DISTRICT AND DISASTER KLEANUP SPECIALISTS

WHEREAS, the Monterey Peninsula Airport District (MPAD) owns and operates the Monterey Regional Airport; and

WHEREAS, MPAD purchased the property of 2801 Monterey Salinas Highway on July 3, 2019 and upon purchase Building C was vacant; and

WHEREAS, Building C of 2801 Monterey Salinas Highway is known to contain Hazardous Materials; and

WHEREAS, the removal of hazardous materials must be performed by a contractor certified by the California Contractors' State License Board to conduct asbestos-related work and registered with the California Division of Occupational Safety and Health (DOSH) to perform abatement-related work; and

WHEREAS, contractors must be compliant with the requirements of the California Occupational Safety and Health (Cal/OSHA) for Asbestos (Title 8 CCR 1529) and Lead (Title 8 CCR 1532.1) during construction activities; and

WHEREAS, other State and Federal regulation and policy requirements must be met when dealing with the handling and disposal of hazardous materials.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That MPAD contract with the firm Disaster Kleanup Specialists for a total amount not-to-exceed \$108,225.00 and the Executive Director, or his designee, is authorized and directed, for and on behalf of the District, to execute all documents necessary to comply with all regulations and controls for proper abatement of 2801 Monterey Salinas Highway Building C, including agreements and any amendments thereto. Such agreements and amendments executed by the Executive Director are hereby approved, as though set forth in full.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 13th day of December 2023 by the following roll call vote:

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

Adopt 3. Resolution No. 1863, A Resolution Approving a Professional Services Agreement with Labor Consultants of California, Inc. to Provide Labor Monitoring Services in Support of the Safety Enhancement Program (SEP) Taxiway A Relocation – Phase B2 Commercial Apron

Deputy Executive Director Morello introduced Item G.3.

There was no Public Comment.

Director Leffel moved to adopt Resolution No. 1863, A Resolution Approving a Professional Services Agreement with Labor Consultants of California, Inc. to Provide Labor Monitoring Services in Support of the Safety Enhancement Program (SEP) Taxiway A Relocation – Phase B2 Commercial Apron.

Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Gaglioti absent.

RESOLUTION NO. 1863

A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH LABOR CONSULTANTS OF CALIFORNIA, INC. TO PROVIDE LABOR MONITORING SERVICES IN SUPPORT OF THE SAFETY ENHANCEMENT PROGRAM (SEP) TAXIWAY A RELOCATION – PHASE B2 COMMERCIAL APRON

WHEREAS, On November 26, 2018 the Board of Directors of the Monterey Peninsula Airport District (MPAD) approved Resolution No. 1730 certifying Final Environmental Impact Report (EIR) (SCH 2015121105), and Resolution No. 1731, approving Alternative 1 as the Airport Master Plan Project for Monterey Regional Airport; and

WHEREAS, On April 20, 2022, the BOD approved Resolution No. 1819 and certified the Revised Addendum to FEIR for the Minor Project Modifications and approved Resolution No. 1820 the Minor Project Modifications to the MRY Master Plan; and

WHEREAS, The FY23 Adopted Capital Improvement Budget contains Project 2023-01 Safety Enhancement Program (SEP) Phase B2 Commercial Apron Construction and the approved Airport Capital Improvement Program (ACIP) for FY 2022-2028 includes this SEP project phase; and

WHEREAS, The work and services to be performed under this proposed agreement with Labor Consultants of California is consistent with, and covered by, the Final EIR for the Airport Master Plan Project; and

WHEREAS, The Federal Aviation Administration (FAA) has executed a grant agreement for the Commercial Apron Construction under the Airport Improvement Program (AIP) with Discretionary and Entitlement Funds; and

WHEREAS, upon review of the experience and qualification data received, and background information obtained, Labor Consultants of California was determined to be the most suited firm to provide Labor Monitoring Program Management (LMPM) and support services as it relates to the Commercial Apron Construction Project.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That MPAD contract with Labor Consultants of California for LMPM for the Commercial Apron Construction, in the amount not-to-exceed of \$64,800.00 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 13th day of December 2023, by the following roll call vote:

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

H. 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.

Directors entered Closed Session at 10:52 AM.

I. RECONVENE TO OPEN SESSION

Directors reconvened to Open Session at 1:22 PM. There was no reportable action.

J. BOARD COMMITTEE REPORTS AND ACCEPTANCE OF DEPARTMENT REPORTS

Standing Committees:

- | | |
|-------------------------------------------------|----------------------------|
| i. Budget and Finance | Director Leffel & Gaglioti |
| 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 | Director Miller |
| iv. Special Districts Association Liaison | Director Sawhney |
| v. Association of Monterey Bay Area Governments | Director Miller |

There were no committee reports.

K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

None.

L. DISCUSSION OF FUTURE AGENDAS

None.

M. ADJOURNMENT

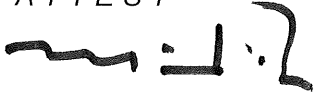
The meeting adjourned at 1:25 PM.

Approved at the
Meeting of January 17, 2024



Mary Ann Leffel, Chair

ATTEST



Michael La Pier
District Secretary