

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

**September 15, 2021 - 9:00 AM**

**SPECIAL AND URGENT NOTICE ELIMINATING IN-PERSON PUBLIC PARTICIPATION AT MONTEREY PENINSULA AIRPORT DISTRICT BOARD MEETINGS**

Due to the directives contained in the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20), and the Governor's and County Public Health Officer's recent order related to public assemblies, the Board of Directors of the Monterey Peninsula Airport District is required to limit in-person attendance at the upcoming Board meeting. Members of the public may utilize alternative measures established by the Monterey Peninsula Airport District to listen to Board meeting and/or to communicate your opinions to the Board Members.

To participate in the Board meeting via Zoom video conference, please visit [www.zoom.us/join](http://www.zoom.us/join) and enter the following Meeting ID: 831 5980 6844. 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](mailto:info@montereyairport.com). Include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment)." Written comments must 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. The written comments will be read aloud into the record by District Counsel.
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.

**A. CALL TO ORDER/ROLL CALL**

*Chair Cursio called to order the Regular Meeting of the Board of Directors at 9:03 AM. Directors Leffel, Miller, Sabo and Sawhney were present. The following District Officers were present: Executive Director La Pier, District Counsel Huber, Acting District Secretary Auker, Deputy Executive Director Bergholz and Deputy Director Morello.*

**B. PLEDGE OF ALLEGIANCE**

*Director Miller led the Pledge of Allegiance.*

**C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS**

*None.*

**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.

Approve 1. Minutes of the Regular Meeting of August 18, 2021

Approve 2. Minutes of the Committee Meeting of the Budget and Finance Committee of September 7, 2021

*Director Leffel moved to approve Items E.1 and E.2. Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 5-0.*

**F. DEFERRED CONSENT AGENDA - ACTION ITEMS**

*None.*

**G. REGULAR AGENDA - ACTION ITEMS**

Presentation 1. Police Policy for Unruly Passengers

*Executive Director La Pier introduced Item G.1, stating that the Item was placed on the agenda at the request of Director Sabo.*

*Commander Chris Bourquin, Del Rey Oaks Police Department, presented information regarding the Department's policy for handling unruly passengers. He discussed jurisdictional hurdles, removal process, de-escalation techniques, expectations of the department and charging and handling.*

*No public comments.*

*The Board discussed Item G.1.*

Presentation 2. Marketing Plan by Chidlaw Marketing

*Executive Director La Pier introduced Item G.2, giving a brief background of the Item.*

*Chris Chidlaw, Chidlaw Marketing, presented the Marketing Plan. He discussed the Airport's marketing goals and objectives, target demographics, television advertisements and exposure, radio and print advertisements, social media, community outreach and public relations.*

*No public comments.*

*The Board discussed Item G.2.*

Adopt 3. Resolution No. 1806, A Resolution Ratifying a Successor Memorandum of Understanding (MOU), Covering the Period July 1, 2021 Through June 30, 2024, Between the Monterey Peninsula Airport District and United Public Employees of California, Local 792 for the Monterey Airport Administrative Assistants Bargaining Unit and Authorizing the Members of the District's Negotiations Team to Execute the MOU

*Item G.3 was tabled until after Closed Session.*

Adopt 4. Resolution No. 1807, A Resolution Authorizing the Service Agreement between the Monterey Peninsula Airport District and Randazzo Enterprises, Inc.

*Executive Director La Pier introduced Item G.4.*

*Deputy Director Morello presented Item G.4. She stated that the proposed Resolution No. 1807 would authorize the Service Agreement between the Monterey Peninsula Airport District and Randazzo Enterprises, Inc. for the demolition of Building 505 Airport Way. She noted that the building has been vacated and needs to be demolished due to safety concerns. She added that two proposals were received in response to the Request for Proposals and after evaluating proposals received, Staff recommendation is that the Board approve the expenditure as provided in the Randazzo Enterprises, Inc. proposal.*

*No public comments.*

*The Board discussed Item G.4.*

*Director Miller stated that the proposed Resolution was reviewed by the Lease Committee, and they recommend adoption.*

*Director Sawhney moved to adopt Resolution No. 1807. Director Leffel seconded the motion. The motion passed unanimously by a roll call vote of 5-0.*

#### **RESOLUTION NO. 1807**

#### **A RESOLUTION AUTHORIZING AND APPROVING THE SERVICE AGREEMENT BETWEEN THE MONTEREY PENINSULA AIRPORT DISTRICT AND RANDAZZO ENTERPRISES, INC.**

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

**WHEREAS**, building 505 Airport Way was constructed for use as part of the US Naval Auxiliary Air Station Monterey; and

**WHEREAS**, building 505 Airport Way is unsafe and in need of removal; and

**WHEREAS**, the Airport provided notice of solicitation for competitive sealed proposals for the demolition of the building located at 505 Airport Way, Monterey CA; and

**WHEREAS**, the services and cost proposal include the demolition of the existing structure and appurtenances located at 505 Airport Way, Monterey Regional Airport, Monterey CA 93940 and the cost and disposal of all materials off Airport property to a facility licensed to accept the material; and

**WHEREAS**, after considering the proposals received for the performance of the improvements, it is in the best interest of the Airport to accept the Proposal response of Randazzo Enterprises, Inc.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT:** That MPAD contract with the firm Randazzo Enterprises, Inc. in an amount not-to-exceed of \$45,889.00 and authorize and direct the Executive Director of the District, or his designee, for and on behalf of the District, to execute and all documents necessary to comply with all regulations and controls for proper demotion of Building 505 Airport Way, 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 15th day of September 2021 by the following roll call vote:

<b>AYES:</b>	<b>DIRECTORS:</b>	Leffel, Miller, Sabo, Sawhney, Chair Cursio
<b>NOES:</b>	<b>DIRECTORS:</b>	None
<b>ABSTAIN:</b>	<b>DIRECTORS:</b>	None
<b>ABSENT:</b>	<b>DIRECTORS:</b>	None

Adopt 5. Resolution No. 1808, A Resolution Authorizing and Approving the Purchase Agreement between the Monterey Peninsula Airport District and My Chevrolet

*Executive Director La Pier introduced Item G.5.*

*Deputy Director Morello presented Item G.5. She stated that one of the Maintenance Department's vehicles is in need of replacement and after evaluating and obtaining quotes for three vehicles that would fit the maintenance needs, which includes a motorized lift tailgate, it was determined that the Chevrolet Silverado 2500 from My Chevrolet of Salinas, CA best fits the needs to maintain the Airfield and Airport. She noted that staff also considered quotes for a Ford F Series and a Dodge Ram 2500.*

*No public comments.*

*The Board discussed Item G.5.*

*Director Sawhney stated that the proposed Resolution was reviewed by the Finance Committee, and they recommend adoption.*

*Director Sawhney moved to adopt Resolution No. 1808. Director Leffel seconded the motion. The motion passed unanimously by a roll call vote of 5-0.*

#### **RESOLUTION NO. 1808**

#### **A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE AGREEMENT BETWEEN THE MONTEREY PENINSULA AIRPORT DISTRICT AND MY CHEVROLET**

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

**WHEREAS**, one Maintenance Vehicle is in need of replacement; and

**WHEREAS**, the approved Fiscal Year 2022 Capital Improvement Budget included a District only funded project for Vehicle Replacement; and

**WHEREAS**, My Chevrolet, Salinas CA is able to provide the appropriate vehicle needed for Airport Maintenance use.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT:** That MPAD contract with the My Chevrolet, Salinas CA for a total amount not-to-exceed \$53,000.00 and directs the Executive Director of the District, or his designee, to execute the purchase order.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT:** This 15th day of September 2021 by the following roll call vote:

<b>AYES:</b>	<b>DIRECTORS:</b>	Leffel, Miller, Sabo, Sawhney, Chair Cursio
<b>NOES:</b>	<b>DIRECTORS:</b>	None
<b>ABSTAIN:</b>	<b>DIRECTORS:</b>	None
<b>ABSENT:</b>	<b>DIRECTORS:</b>	None

Approve 6. Landrum and Brown Air Service Consulting Task Order

*Executive Director La Pier presented Item G.6, giving a brief background on the relationship with Landrum and Brown and the work that they have done over the previous three years. He noted that the relationship with Landrum and Brown has been instrumental in several air service development successes. He stated that under the scope of the proposed Task Order, the Airport will use Landrum and Brown to assist in various air service development efforts, as well as the completion of a leakage study during year one of the agreement.*

*No public comments.*

*The Board discussed Item G.5.*

*Director Sawhney stated that the proposed Task Order was reviewed by the Finance Committee, and they recommend approval.*

*Director Sabo moved to approve the Landrum and Brown Air Service Consulting Task Order, with the amendment to add a 60-day cancellation clause. Director Leffel seconded the motion. The motion passed unanimously by a roll call vote of 5-0.*

*A break was taken from 11:30 AM to 11:42 AM.*

**H. 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.

a. Standing Committees:

*Discussions limited to 3 minutes on matters not covered in committee minutes.*

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

b. Ad-Hoc Committees:

*Discussions limited to 3 minutes.*

- |                               |                           |
|-------------------------------|---------------------------|
| i. Local Jurisdiction Liaison | Directors Leffel & Miller |
|-------------------------------|---------------------------|

c. Liaison/Representatives:

*Discussions limited to 3 minutes.*

- |                                      |                 |              |
|--------------------------------------|-----------------|--------------|
| i. Local Agency Formation Commission | Director Leffel | Alt: Sawhney |
| ii. Regional Taxi Authority          | Director Leffel | Alt: Sawhney |

- |   |                 |             |
|---|-----------------|-------------|
| iii. Transportation Agency for Monterey County  | Director Sabo   | Alt: Cursio |
| iv. Special Districts Association Liaison       | Director Miller | Alt: Leffel |
| v. Association of Monterey Bay Area Governments | E.D. La Pier    | Alt: Sabo   |

*The Board discussed the Committee and Department reports.*

**I. CLOSED SESSION**

*The Board entered into Closed Session at 12:36 PM.*

1. **EXISTING LITIGATION** [Government Code section 54956.9(a)]. The Board will meet with the Executive Director and District Counsel to discuss existing litigation: City of Monterey v. Monterey Peninsula Airport District, et al., Monterey County Superior Court, Case No. 20CV002445.
2. **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 groups: All Represented and Unrepresented Employees.
3. **EVALUATION** [Government Code Section 54957(b)]. The Board will meet with the Executive Director and District Counsel to consider the evaluation related to the following position: Executive Director.

**J. RECONVENE TO OPEN SESSION**

*The Board returned to Open Session at 2:43 PM.*

*Chair Cursio stated that no reportable action was taken during Closed Session.*

*Item G.3, which had been tabled until after Closed Session, was brought back to the Board.*

- Adopt            3. Resolution No. 1806, A Resolution Ratifying a Successor Memorandum of Understanding (MOU), Covering the Period July 1, 2021 Through June 30, 2024, Between the Monterey Peninsula Airport District and United Public Employees of California, Local 792 for the Monterey Airport Administrative Assistants Bargaining Unit and Authorizing the Members of the District's Negotiations Team to Execute the MOU

*Executive Director La Pier introduced Item G.3.*

*The Board briefly discussed Item G.3, thanking staff.*

*Director Leffel moved to adopt Resolution No. 1806. Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 5-0.*

**RESOLUTION NO. 1806**

**A RESOLUTION RATIFYING A SUCCESSOR MEMORANDUM OF UNDERSTANDING (MOU), COVERING THE PERIOD JULY 1, 2021 THROUGH JUNE 30, 2024, BETWEEN THE MONTEREY PENINSULA AIRPORT DISTRICT AND UNITED PUBLIC EMPLOYEES OF CALIFORNIA LOCAL 792 FOR THE MONTEREY AIRPORT ADMINISTRATIVE ASSISTANTS BARGAINING UNIT AND AUTHORIZING THE MEMBERS OF THE DISTRICT'S NEGOTIATIONS TEAM TO EXECUTE THE MOU**

**WHEREAS**, the Monterey Peninsula Airport District and Administrative Assistants Association, represented by UPEC Local 792 have negotiated in good faith over wages, hours and other terms and conditions of employment as required by Government Code 3500 et. seq.; and

**WHEREAS**, the Parties have reached an overall tentative agreement, which has been jointly drafted into a successor MOU document reflecting all agreed upon changes to such wages hours and working conditions as are acceptable to all parties.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT:** That the overall tentative agreement reached between the Administrative Assistants Association and the District is hereby ratified, and further, that the members of the District's negotiations team are hereby authorized to execute the final draft of the Agreement.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT:** This 15th day of September 2021 by the following roll call vote:

<b>AYES:</b>	<b>DIRECTORS:</b>	Leffel, Miller, Sabo, Sawhney, Chair Cursio
<b>NOES:</b>	<b>DIRECTORS:</b>	None
<b>ABSTAIN:</b>	<b>DIRECTORS:</b>	None
<b>ABSENT:</b>	<b>DIRECTORS:</b>	None

**K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS**

- *Presentation on Funding Options for CALPERS Unfunded Accrued Liability*
- *Update on Status of Business License Fee*

**L. DISCUSSION OF FUTURE AGENDAS**

*None.*

**M. ADJOURNMENT**

*The meeting adjourned at 2:47 PM.*

Minutes Approved at the Meeting of October 20, 2021



Gary Cursio, Chair

ATTEST



Michael La Pier, AAE  
District Secretary