

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

October 24, 2023 - 9:00 AM

Due to the expiration of the COVID-19 California State of Emergency, the Monterey Peninsula Airport District will return to holding 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, remote comments will not be allowed, except as outlined in the limited circumstances 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.

In the event that a Board Member utilizes the procedure outlined in AB 2449 to attend a meeting, only then will remote public comments be allowed. Under those circumstances, 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 who desire to make a public comment can send 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 Pro Tem Leffel called to order the Rescheduled Regular Meeting of the Monterey Peninsula Airport District Board of Directors at 9:00 AM. Directors Gaglioti, Pick, and Miller were present. Chair Sawhney was absent. The following staff were present: Executive Director La Pier, District Counsel Huber, Deputy Executive Director Morello, Controller Wilson, and Acting Board Secretary Adams.

B. PLEDGE OF ALLEGIANCE

Director Pick led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Executive Director La Pier announced he had a teleconference with a major airline carrier at 10:45 and would have to excuse himself from the meeting at that point if it was not yet adjourned.

Chair Pro Tem Leffel reported Woody's at the Airport was recently voted Best Airport Sit-Down Restaurant in the Country by USA Today's 10Best Readers' Choice Awards 2023.

Chair Pro Tem Leffel commended Staff for their terrific job hosting the CALAFCO mobile workshop last week. She remarked that it was very well received and thanked all those involved.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

E. CONSENT AGENDA - ACTION ITEMS

Approve 1. Minutes of the Special Meeting of the Monterey Peninsula Airport District Board of Directors of September 15, 2023

- Approve 2. Minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting of the Monterey Peninsula Airport District Board of Directors of September 15, 2023
- Approve 3. Minutes of the Special Meeting of the Monterey Peninsula Airport District Board of Directors of September 20, 2023
- Approve 4. Minutes of the Regular Meeting of the Monterey Peninsula Airport District Board of Directors of September 20, 2023
- Approve 5. Minutes of the Airport Property Development & Leases Committee Meeting of the Monterey Peninsula Airport District Board of Directors of October 13, 2023
- Approve 6. Minutes of the Budget & Finance Committee Meeting of the Monterey Peninsula Airport District Board of Directors of October 17, 2023

Director Pick motioned to approve Consent Agenda Items E.1 – E.6. Director Gaglioti seconded the motion. The motion passed unanimously with a roll call vote of 4-0 with Director Sawhney absent.

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

None.

G. REGULAR AGENDA - ACTION ITEMS

- Presentation 1. Air Service Consultant Quarterly Report by Mike Bown, Landrum & Brown

Mike Bown with Landrum & Brown, Monterey Regional Airport’s Air Service Consultant, presented a Quarterly Air Service Performance Update with data through June 2023 and reviewed Key Industry Trends.

No Public Comment.

- Appoint 2. Liaison/Representative to Transportation Agency for Monterey County (TAMC)

Director Miller reported Chair Sawhney asked him to be the liaison/representative to Transportation Agency for Monterey County (TAMC) until next years’ committee appointments are made and this requires board approval.

No Public Comment.

Chair Pro Tem Leffel motioned to approve Director Miller as the liaison/representative to TAMC until next year’s committee appointments are made. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Chair Sawhney absent.

- Adopt 3. Resolution No. 1860, A Resolution Approving a Construction Contract between the Monterey Peninsula Airport District and Granite Rock Company for Well Water Infrastructure Improvements at 2801 Monterey Salinas Highway

Deputy Executive Director Morello introduced Item G.3 and reviewed the history of the well water construction project. She reported the well at 2801 Monterey Salinas Highway has great capacity and the first project for the well water delivery system will be to bring non-potable water to the car rental Quick Turnaround facility (QTA), which will then be taken off of Cal Am potable water.

Deputy Executive Director Morello reported there were two bids received and Granite Rock Company was slightly above the engineer's estimate but far below the other bid.

No Public Comment.

Deputy Executive Director Morello answered questions.

Director Pick motioned to adopt Resolution No. 1860, A Resolution Approving a Construction Contract between the Monterey Peninsula Airport District and Granite Rock Company for Well Water Infrastructure Improvements at 2801 Monterey Salinas Highway. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Sawhney absent.

RESOLUTION NO. 1860

A RESOLUTION APPROVING A CONSTRUCTION CONTRACT BETWEEN THE MONTEREY PENINSULA AIRPORT DISTRICT AND GRANITE ROCK COMPANY FOR WELL WATER INFRASTRUCTURE IMPROVEMENTS AT 2801 MONTEREY SALINAS HIGHWAY

WHEREAS, on June 21, 2023 the Board of Directors of the Monterey Peninsula Airport District (MPAD) adopted Resolution No. 1848 approving the FY 2024 Capital Improvement Budget on June 17, 2020, which included the Water Distribution System; and

WHEREAS, On September 20, 2023 the Board Adopted Resolution No. 1858, Certifying the Mitigated Negative Declaration (MND) for the Well Water Improvements, Adopting Related Findings and Project Mitigation Measures, and Approving the Well Waterline Improvements Project; and

WHEREAS, the certified MND included the Mitigation Monitoring and Reporting Program (MMRP) for the proposed Well Water Improvements and identified the implementation and monitoring plan, and outlined the mitigation measure timeline.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That MPAD contract with the firm of Granite Rock Company (Graniterock) to implement the construction activities related to the Well Water Infrastructure Improvements at 2801 Monterey Salinas Highway for a contract total amount not-to-exceed \$2,189,749.00 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 24th day of October 2023, by the following roll call vote:

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

Adopt 4. Resolution No. 1861, A Resolution Approving a Professional Services Agreement with Coffman Associates to Provide Environmental Monitoring for Well Water Infrastructure Improvements at 2801 Monterey Salinas Highway

Deputy Executive Director Morello introduced Item G-4. She reviewed the staff report stating the resolution certifying the Mitigated Negative Declaration for the Well Water Improvements was approved at the September regular board meeting. This is a professional services agreement to inform contractors of biological mitigations and train them regarding cultural resources and is a not-to-exceed time and materials contract.

No Public Comment.

Director Miller motioned to adopt Resolution No. 1861, A Resolution Approving a Professional Services Agreement with Coffman Associates to Provide Environmental Monitoring for Well Water Infrastructure Improvements at 2801 Monterey Salinas Highway. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Sawhney absent.

RESOLUTION NO. 1861

A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH COFFMAN AND ASSOCIATES TO PROVIDE ENVIRONMENTAL MONITORING FOR WELL WATER INFRASTRUCTURE IMPROVEMENTS AT 2801 MONTEREY SALINAS HIGHWAY

WHEREAS, on June 21, 2023 the Board of Directors of the Monterey Peninsula Airport District (MPAD) adopted Resolution No. 1848 approving the FY 2024 Capital Improvement Budget on June 17, 2020, which included the Water Distribution System; and

WHEREAS, On September 20, 2023 the Board Adopted Resolution No. 1858, Certifying the Mitigated Negative Declaration (MND) for the Well Water Improvements, Adopting Related Findings and Project Mitigation Measures, and Approving the Well Waterline Improvements Project; and

WHEREAS, the certified MND included the Mitigation Monitoring and Reporting Program (MMRP) for the proposed Well Water Improvements and identified the implementation and monitoring plan, and outlined the mitigation measure timeline; and

WHEREAS, The work and services to be performed by Coffman and Associates, Inc. under the proposed Agreement is consistent with, and covered by, the MND and MMRP.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That MPAD contract with the firm of Coffman and Associates Inc. to implement the MMRP and provide construction monitoring activities related to the Well Water Infrastructure Improvements at 2801 Monterey Salinas Highway for a contract total amount not-to-exceed \$53,915.00 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 24th day of October 2023, by the following roll call vote:

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

Adopt 5. Resolution No. 1862, A Resolution of the Monterey Peninsula Airport District to Establish a Remote Public Participation Policy for Board Meetings

Counsel Huber introduced Item G.5 stating two meetings ago he was directed to bring a policy to allow public remote participation at board meetings.

There was a discussion about some of the recent local incidents of vile and offensive language by anonymous remote members of the public and the remedies the airport is able to employ.

No Public Comment.

Counsel Huber reiterated that the proposed policy is not a requirement in the event that remote participation technology is unexpectedly not available; members of the public who rely upon the availability of remote public participation do so at their own risk.

Director Pick motioned to adopt Resolution No. 1862, A Resolution of the Monterey Peninsula Airport District to Establish a Remote Public Participation Policy for Board Meetings. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Sawhney absent.

RESOLUTION NO. 1862

A RESOLUTION OF THE MONTEREY PENINSULA AIRPORT DISTRICT TO ESTABLISH A REMOTE PUBLIC PARTICIPATION POLICY FOR BOARD MEETINGS

WHEREAS, during the coronavirus pandemic, the Board of Directors ("Board") of the Monterey Peninsula Airport District ("District") used a virtual meeting tool that allowed the Board to continue holding meetings and provided a way for the public to participate in those meetings; and

WHEREAS, the Board recognizes that public participation is a critical component of the civic process and values the input it receives from members of the public during meetings; and

WHEREAS, the Board desires to make it easier for the public to comment during meetings by providing the public with a way to participate remotely in most public meetings of the Board in addition to attending meetings in person or submitting written comments in advance of the meeting; and

WHEREAS, the Board recognizes that it may not be feasible to provide the public with the option to participate remotely in every Board meeting, such as for site visits or during times when technological issues arise.

NOW, THEREFORE, BE IT RESOLVED that the Monterey Peninsula Airport District hereby establishes the following policy for remote public participation in Board Meetings:

1. District Meetings of the Board of Directors held in the Airport Board Room shall include an option for the public to participate remotely through video and/or telephone conferencing. This requirement shall not apply 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. In the event that remote

participation technology is unavailable, the Board may briefly pause a meeting to give staff some time to troubleshoot the technological issue, however, members of the public who rely upon the availability of remote public participation do so at their own risk. An agenda item approved during a meeting in which remote participation technology was unavailable shall not invalidate the action, and no cause of action shall be created by the unavailability of remote public participation.

2. To the greatest extent possible, meetings of the Board of Directors should be scheduled to occur in the Board Room to enable remote public participation. However, the Board recognizes that not all meetings can occur in the Airport Board Room. Therefore, when the Board desires to meet somewhere other than the Airport Board Room, including but not limited to site visits, meetings with more attendees than able to fit within the Airport Board Room capacity limits, or for any other reason, remote participation shall not be available.
3. Board Meeting regular meeting schedules shall be established to allow use of the Airport Board Room to the extent possible to provide the public with the option to participate in meetings remotely.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 24th day of October 2023.

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

H. 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 | Vacant |
| iv. Special Districts Association Liaison | Director Sawhney |
| v. Association of Monterey Bay Area Governments | Director Miller |

No Public Comment.

No board reports or questions on Standing Committees.

There was no Air Service Committee meeting this month.

There was no Ad Hoc Committee meeting this month.

Chair Pro Tem Leffel reported on the LAFCO meeting.

There was no Regional Taxi Authority meeting.

Chair Pro Tem Leffel reported Chair Sawhney did not attend the Special Districts meeting, however three board members did attend.

Executive Director La Pier excused himself from the meeting at 10:45 AM.

Director Miller reported he missed the AMBAG meeting.

Since Executive Director La Pier was not available, Items K and L were discussed prior to Closed Session.

K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- Appoint Two Board Members to City of Monterey Communications Committee
- DRO FY24 Cost of Service for Police Services

Chair Pro Tem Leffel asked for clarification on the first bullet point. Counsel Huber explained no committee has been formed or organized. The Ad Hoc Committee could fulfill the role contemplated. Chair Pro Tem Leffel asked to remove the item from pending future agenda items and the board concurred.

L. DISCUSSION OF FUTURE AGENDAS

Chair Pro Tem Leffel suggested the board approve a six-month contract extension for Cole Huber and require an RFP for a new legal contract that would begin July 1, 2024. Directors Pick and Miller concurred.

Director Gaglioti suggested adding a discussion about a compass rose for the GA community. He also made a request for information about the timing of the fuel island on the northside, tie downs, the wash rack location if we'll have one, and the oil dump location. Director Miller suggested an agenda item that gives a General Aviation Update, possibly past, current, and future. Director Gaglioti concurred and stated his request for information stands.

No Public Comment.

Prior to Closed Session Deputy Executive Director Morello introduced Whitney Robare, Deputy Executive Director of Operations and Maintenance. Ms. Robare spoke of her professional experience and her certifications.

A break was taken from 11:06 AM to 11:13 AM.

I. CLOSED SESSION

1. **EXECUTIVE DIRECTOR GOALS** [Government Code Section 54957(b)]. The Board will meet with the Executive Director and District Counsel to establish annual goals related to the following position: Executive Director.

The board entered Closed Session at 11:13 AM.

J. RECONVENE TO OPEN SESSION

The board reconvened to Open Session at 1:23 PM. Chair Pro Tem Leffel announced there was no reportable action taken during Closed Session.

K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- Appoint Two Board Members to City of Monterey Communications Committee
- DRO FY24 Cost of Service for Police Services

This item was discussed prior to Closed Session.

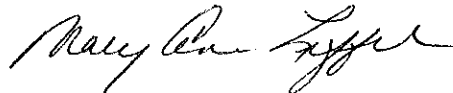
L. DISCUSSION OF FUTURE AGENDAS

This item was discussed prior to Closed Session.

M. ADJOURNMENT

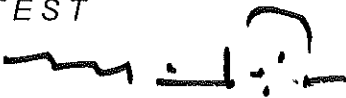
The meeting adjourned at 11:23 PM.

Approved at the
Meeting of November 15, 2023



Mary Ann Leffel, Chair Pro Tem

ATTEST



Michael La Pier, AAE
District Secretary