

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

November 20, 2024 - 8:00 AM Pacific Time

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 7:00 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 Leffel called the Regular Meeting of the Monterey Peninsula Airport District Board of Directors to order at 8:03 AM. Directors Chorbajian, Gaglioti, and Miller were present. Director Pick was absent. The following staff were present: Executive Director La Pier, District Counsel Huber, Deputy Executive Director Morello, Deputy Executive Director Robare, Controller Wilson, and Acting Board Secretary Adams. District Counsel Huber attended by videoconference.

B. PLEDGE OF ALLEGIANCE

Director Chorbajian led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Chair Leffel announced District Counsel Huber was attending the meeting by videoconference.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

E. CONSENT AGENDA - ACTION ITEMS

- | | |
|---------|--|
| Approve | 1. Minutes of the Budget & Finance Committee of the Monterey Peninsula Airport District Board of Directors of October 14, 2024 |
| Approve | 2. Minutes of the Regular Meeting of the Monterey Peninsula Airport District Board of Directors of October 16, 2024 |

- Approve 3. Minutes of the Special Meeting of the Monterey Peninsula Airport District Board of Directors of October 28, 2024
- Approve 4. Minutes of the Air Carrier Service – Marketing – Community Relations Meeting of the Monterey Peninsula Airport District of November 12, 2024
- Approve 5. Minutes of the Budget & Finance Committee of the Monterey Peninsula Airport District Board of Directors of November 12, 2024
- Approve 6. Minutes of the Airport Property Development & Leases Committee Meeting of the Monterey Peninsula Airport District of November 13, 2024

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

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

None.

G. REGULAR AGENDA - ACTION ITEMS

- Presentation 1. 2024-25 Water Allocation Process, by Dave Stoldt, Monterey Peninsula Water Management District

Mr. Dave Stoldt with the Monterey Peninsula Water Management District introduced himself and gave a presentation that explained the 2024-25 Water Allocation Process. Highlights included a review of the history of water allocation, the water allocation/permit cycle, new water supply projected from Pure Water, and the methodology used to allocate that new supply to cities for development. He then explained the process utilized to determine the allocation for the Monterey Peninsula Airport District.

No Public Comment.

Mr. Stoldt answered questions from Directors. There was a discussion about water usage at the replacement terminal. Executive Director La Pier stated there is no indication the Airport will be water deficient when the new terminal building is complete, even at the current water allocation.

- Receive 2. Annual Financial and Compliance Report for the Fiscal Years Ended June 30, 2024 and 2023 (Audit Report from LSL)

Mr. Ryan Domino with LSL (Lance, Soll & Lunghard, LLP) joined the meeting by videoconference.

Chair Leffel reported the Finance Committee reviewed the FY 2024/23 Audit Reports.

Mr. Domino reviewed the highlights of the FY 2024/23 Audit Reports.

No Public Comment.

Mr. Domino answered questions from Directors.

Chair Leffel referred to page 96 of the Annual Financial and Compliance Report for the Fiscal Years Ended June 30, 2024 and 2023 and stated the date August 21, 2024 should read July 17, 2024. She asked that it be changed along with three other grammatical or typographical errors.

Mr. Domino excused himself from the meeting.

A break was taken from 9:01 AM to 9:08 AM.

Presentation 3. Replacement Terminal Design Update (by HOK)

Mr. Bart Van Vliet and Mr. Alan Bright, both with HOK, the replacement terminal architectural design firm, joined the meeting by videoconference.

Mr. Bright reviewed the final design, highlighting the fact that TSA has approved three security screening lanes, that furniture is still subject to value alternatives or a change in preference, that although there is an oversized baggage claim, golf clubs can also be accommodated on the standard baggage claim system, and that pet relief areas have been added on both the secure side and the landside.

Mr. Van Vliet and Deputy Executive Director Morello showed the product boards and representative materials for the replacement terminal, including carpeting, terrazzo flooring, beams, acoustical panels, and floor, wall, and accent tiles.

Mr. Grobecker, a member of the Public, suggested the Airport approach the Monterey Bay Aquarium to exhibit in the courtyard area as it is not a space that he believes will be utilized by the public.

Mr. Van Vliet and Executive Director La Pier answered questions from the Directors.

Directors discussed the design and expressed their individual preferences on certain design elements. There was a question about directional signage to the terminal building. Deputy Executive Director Morello stated that the landslide improvements are separate funding and that is something that can be reviewed in the future.

Presentation 4. Response to Request for an Update to the Civil Grand Jury Understanding Noise Report Recommendations

Deputy Executive Director Robare presented an update to the Civil Grand Jury Noise Report recommendation responses. She reported a change was made to the Monterey Regional Airport commercial website to make the Noise Management page more prominently featured and more easily found. This page contains the Monterey Regional Airport Noise Policy Statement Roles and Responsibilities, outlining the role of FAA and Air Traffic Control in air traffic management and the limitations of the airport's authorities. In addition, Monterey Regional Airport has created an internal written Policy and Procedure that outlines how noise complaints are to be addressed by the Operations team.

No Public Comment.

There was a discussion about the monthly Noise Comment log.

Adopt 5. Resolution No. 1890, A Resolution Approving the FY 2025-2030 Airport Capital Improvement Plan (ACIP) and Authorizing the Executive Director to Execute All Supporting Grant Documents

Deputy Executive Director Morello introduced Item G.5 and reviewed the FAA requirements related to project funding and the five-year Airport Capital Improvement Plan (ACIP).

No Public Comment.

Director Chorbajian motioned to approve Resolution No. 1890, A Resolution Approving the FY 2025-2030 Airport Capital Improvement Plan (ACIP) and Authorizing the Executive Director to Execute All Supporting Grant Documents. Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Pick absent.

RESOLUTION NO. 1890

A RESOLUTION APPROVING THE FY 2025-2030 AIRPORT CAPITAL IMPROVEMENT PLAN (ACIP) AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL SUPPORTING GRANT DOCUMENTS

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

WHEREAS, regular Board meeting updates have included review of the Airfield Safety Enhancement Program for Taxiway “A” Relocation and future Monterey Regional Airport projects and the priorities for same; and

WHEREAS, the Monterey Peninsula Airport District has compiled a list of capital improvement projects in the Airport Capital Improvement Plan (ACIP) that will best serve current and future airport users while maintaining airport facilities; and

WHEREAS, the FY 2025-2030 ACIP includes conceptual projects anticipated to be undertaken in the next five-years as well as multi-phased project components included in the Airfield Safety Enhancement Program for Taxiway “A” Relocation as evaluated in the National Environmental Policy Act (NEPA) Finding of No Significant Impact (FONSI) dated June 8, 2020; and

WHEREAS, the Federal Aviation Administration (FAA) and the California Department of Transportation may provide funds for qualified ACIP projects.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT THAT: the Executive Director of the District, or his designee, is authorized and directed, for and on behalf of the Monterey Peninsula Airport District, to submit the attached FY 2025-2030 ACIP to the FAA and funding application(s) in support thereof, and to execute and submit all future documents necessary to implement such ACIP and application(s), including grant agreements and any amendments thereto, and that the District Secretary or Acting District Secretary is authorized to affix thereto the official seal of said District. Such grant 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 20th day of November 2024 by the following roll call vote:

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

Adopt 6. Resolution No. 1891, A Resolution Granting a Utility Easement with PG&E to Provide New Electrical Service to the United States Navy Building 700

Deputy Executive Director Morello introduced Resolution No. 1891 which is at the request of PG&E.

Marlana Brown, a representative of the Naval Support Activity Monterey, spoke in favor of granting the utility easement with a correction to the Resolution to indicate the easement will allow US Navy, US Naval Support Activity Monterey power to the US Navy Building 700, rather than the US Navy Post Graduate School of Monterey.

No Public Comment.

Director Gaglioti reported the Finance Committee reviewed this item and supports it.

Director Chorbajian motioned to approve Resolution No. 1891, A Resolution Granting a Utility Easement with PG&E to Provide New Electrical Service to the United States Navy Building 700. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Pick absent.

RESOLUTION NO. 1891

A RESOLUTION GRANTING A UTILITY EASEMENT FOR THE PACIFIC GAS & ELECTRIC COMPANY TO PROVIDE NEW ELECTRICAL SERVICE TO THE UNITED STATES NAVY BUILDING 700

WHEREAS, the United States (US) Department of the Navy has requested a new electric service from Pacific Gas and Electric Company (PG&E).; and

WHEREAS, the proposed service is planned to originate from an existing joint utility pole located on the easterly side of Airport Road and extend underground, crossing Airport Road to the Navy's property in the vicinity of Airport Way; and

WHEREAS, the easement will allow US Navy, Naval Support Activity Monterey power to the US Navy Building 700; and

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

WHEREAS, PG&E, has submitted a proposed easement to MPAD in order to provide new electrical service to the United States Navy Building 700.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT THAT: Executive Director of the District, or designee, is hereby authorized to execute the proposed easement, and any and all other documents as may be required to connect to the existing joint utility pole located on the easterly side of Airport Road and extend underground, crossing Airport Road to the Navy's property in the vicinity of Airport Way, and to affix thereto the official seal of the District.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 20th day of November 2024, by the following roll call vote:

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

Adopt 7. Resolution No. 1892, A Resolution Amending Resolution No. 1880 and Approving the Amended Capital Improvement Program (CIP) Budget of the Monterey Peninsula Airport District for Fiscal Year Ending June 30, 2025

Deputy Executive Director Morello reviewed each proposed change to the FY 2025 Capital Improvement Budget.

Director Gaglioti reported the Finance Committee reviewed this item and supports it.

Director Chorbajian motioned to approve Resolution No. 1892, A Resolution Amending Resolution No. 1880 and Approving the Amended Capital Improvement Program (CIP) Budget of the Monterey Peninsula Airport District for Fiscal Year Ending June 30, 2025. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Pick absent.

RESOLUTION NO. 1892

A RESOLUTION AMENDING RESOLUTION NO. 1880 AND APPROVING THE AMENDED CAPITAL BUDGET OF THE MONTEREY PENINSULA AIRPORT DISTRICT FOR FISCAL YEAR 2025

WHEREAS, Executive Staff recommends that the Fiscal Year 2025 Capital Budget be amended to reflect proposed changes in Co-Funded Capital Projects; and

WHEREAS, it is the desire of the Board of Directors to amend the Fiscal Year 2025 Capital Budget to reflect the inclusion of changes impacting that Capital Budget; and

WHEREAS, it is the desire of the Board of Directors to amend the Fiscal Year 2025 Capital Budget to include changes in capital expenditures identified since the approval of Resolution No. 1880; and

WHEREAS, the available revenues and expenditures of the District for the Fiscal Year 2025 are hereby appropriated as set forth and segregated in the amended Capital Budget; and

WHEREAS, all amended capital expenditures for the Fiscal Year 2025, as set forth in the Capital Budget, shall be payable in such time, form and manner as is prescribed by the Monterey Peninsula Airport District Act and by Resolution No. 1424, a Resolution Establishing Fiscal Control Policies and Procedures for the Monterey Peninsula Airport District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT, that the Fiscal Year 2025 Capital Budget is hereby amended for a total amount of \$53,056,453 effective immediately.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 20th day of November 2024 by the following roll call vote:

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

H. BOARD REPORTS AND ACCEPTANCE OF DEPARTMENT REPORTS

- a. The Board receives Department Reports which do not require any action by the board
- b. Board Member questions (if any) for Standing Committees
- c. Ad-Hoc Committee Reports:
 - i. Personnel Committee Director Miller & Pick
 - ii. Local Jurisdiction Liaison Director Leffel & Miller
- d. Liaison/Representatives Reports:
 - 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 Gaglioti
 - v. Association of Monterey Bay Area Governments Director Leffel
- e. Board Member reports for conferences and events approved to attend at Monterey Peninsula Airport District expense (per AB 1234 and the Director Remuneration & Business Expense Reimbursement Policy)

No Public Comment.

Director Miller reported, as a member of the Lease Committee, that Motion Products, Inc. is no longer pursuing the purchase of Forza Motors, an airport tenant.

There were no Ad Hoc Committee reports.

Director Miller reported on the TAMC meeting and the new development for plans to study the possibility of adaptive signaling for the lights on Highway 68.

I. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

None.

J. DISCUSSION OF FUTURE AGENDAS

- *Approvals to attend SWAEEE Winter Conference in Monterey, CA*

K. ADJOURNMENT

The meeting adjourned at 11:20 AM.

Approved at the
Meeting of December 16, 2024



Mary Ann Leffel, Chair

ATTEST



Michael La Pier
District Secretary