

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

August 14, 2019 - 10:00 AM - Board Room

A. CALL TO ORDER/ROLL CALL

Chair Sabo called to order the Regular Meeting of the Board of Directors at 10:10 AM. Directors Cursio, Leffel, Miller and Sawhney were present. The following District Officers were present: Executive Director La Pier, District Counsel Huber, Acting District Secretary Auker and Deputy Executive Director Bergholz.

B. PLEDGE OF ALLEGIANCE

Director Cursio led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

1. Report on 91st Annual AAEE Conference and Exhibition by Director Miller

Director Miller briefly went over the report he included in the Agenda packet. He highlighted the main topics of focus at the conference, including: Passenger Facility Charge (PFC) increase, commercial pilot shortages, new air service development leakage study technology, and new technology and/or equipment that could be incorporated should the airport decide to move forward with a new terminal building.

Director Leffel added that many of the congressmen have difficulty passing the PFC increase because it is seen as a tax instead of a user fee. She also stated that implementation of TSA Precheck and Global Entry lines was addressed at the conference, specifically how smaller airports like MRY do not have the space for those lines. She relayed Director Miller's notes on the new technology available to be implemented in terminal buildings and also addressed that jetways can help make the boarding experience easier for the aging population, individuals with disabilities and those with visual impairment. She stated that is something the airport should keep in mind during any potential conversations regarding terminal design.

D. PUBLIC COMMENTS

Public Comment: Kim Shirley, 17 year resident of Del Rey Oaks, stated that she is opposed to the proposal to build Northside Access Road between city of Del Rey Oaks and the airport. She stated that the airport has two alternatives in the EIR, and they chose the alternative that goes against the city's general plan, which gives the airport the opportunity to build out the northside with hangars and light industrial. She stated that this build out only benefits the airport and when asked at the public workshops what benefits the Del Rey Oaks citizens would receive, they were met with a vague response that there would be regional benefits. The citizens were also told to "manage their expectations" of what benefits this connection would bring to the city. She stated that the Board members did not come to address the citizens of Del Rey Oaks, which showed a lack of leadership and made it seem as though the airport is only looking to increase its bottom line, with little regard to the quality of life of Del Rey Oaks. She noted that Canyon Del Rey is their only outlet to the Peninsula and the airport does not seem to care about the impacts that traffic would cause and the potential for decades of construction and development behind The Oaks Condominiums and houses along Rosita Road would significantly impact those residents. She stated that the residents are not happy about this proposal and in the past month they have canvassed the entire city and notify residents about the airport's workshops, she easily got over 200 signatures on postcards stating opposition and knows of at least 70 more at City Hall. If for some

reason the city decides to amend their general plan to allow for the North Road, this effort shows that they would easily be able to do a referendum on that decision. She believes the airport should be focusing on the other alternative. Finally, she stated that the airport has been trying to connect Del Rey Oaks to the airport for many decades and that it has never worked before, and they will make sure it does not happen.

Public Comment: Brooke Bailey, resident of Del Rey Oaks, reading for Helen Credenza who could not be in attendance, stated that as a homeowner and resident on Rosita Road, her house backs up to the airport. She stated that the increase in private jet air and noise pollution is off the charts, beginning early in the morning and ends late at night, along with the flight school and low flying planes directly over Del Rey Oaks, the airport does not follow their own rules and total disregard for the schedule that is put in place. The Fire Department took out a full page in the city's newsletter about fire prevention, which includes dry brush cutback and tree canopy thinning in zone two, which falls squarely on the airport. She stated that this is the full responsibility of the airport and has not been maintained for year. She, along with the city of Del Rey Oaks, have requested this be done several times over the past few months with no results, and that with one spark of a plane, the city would be in serious jeopardy. She stated that if they can't trust the airport to live up to their obligations of maintaining potential fire hazards and the safety of Del Rey Oaks and property, how can they trust it to live up to any other promises being made? She stated that other promises have been broken including flight path of small planes from the flight school as well as number and frequency of these flights. She added that she does not trust the airport's motives and the residents should not be made to bear the brunt of the airport expansion plan. Airport has not been a good neighbor and it will only get worse with the proposed 106 private hangars and the resulting increase in small jet air traffic. She noted that this new road would just be a private access road for private jet owners and will only benefit the 1% of the 1% who would utilize them and the bottom line of the business on the peninsula that are catered to this demographic.

Public Comment: Flo Farrell, resident of Del Rey Oaks for thirty years, stated that the city does not like the idea of the Northside Access Road, that the airport has not been a good neighbor, and that fire danger has not been addressed in over ten years despite being informed of brush issues. She added that she understands growing business, but the road is not well thought through and the airport should choose the other alternative considering that they are up against a really strong fight against that road. She stated that she is totally against the road despite understanding the airport's business requirements and she encourages the airport to find another way around building the road and states that fire prevention needs to start tomorrow.

Public Comment: Frederica Jones, 12 year resident of Del Rey Oaks, stated that she left a large city with a large airport to move to what they thought would be a small retirement community to be able to share the beautiful surroundings with the tourists. She stated that she was assured that when moving to the area, years would be added to their lives with the slow, quiet-paced, healthy lifestyle that is offered on the Peninsula. She stated that the proposal for airport growth dampens the healthy lifestyle potential as the noise, air quality and increased traffic to the airport would wipe out their quality of life. She noted that she has frequently used the airport and it has met her needs, but she was disheartened to hear at the workshops that alternative one was chosen over alternative two. She added that at many meetings in the area, she has heard about issues with the follow-through from the Board of Directors regarding flight plans and timing of the flights, which shows that the complaints being made fall on deaf ears. She stated that the airport hasn't been a good neighbor to the residents that border the airport and she asks the airport to change their direction and go with alternative two, and that everyone works together to be cooperative and friendly neighbors without the Del Rey Oaks North Access Road.

Public Comment: Alexis Naficy, resident of Del Rey Oaks, stated that she appreciates having the airport here and that she is a frequent business traveler, who appreciates the convenience of not having to go to San Jose. She added that she supports the growth of the airport. She noted that during the Del Rey Oaks information meetings, in the explanation of the need for the Northside Access Road, airport staff

mentioned not wanting to bother the residents of Oak Knolls in Monterey by having all the traffic go through Airport Road, and that Monterey has long fought this expansion on their end. She stated that she researched and learned that the cost of living index in Monterey is higher than Los Angeles and almost as high as San Francisco and Seattle. She stated that this shows that the residents of Monterey, who are opposing the road going through their neighborhood, are very rich and that Del Rey Oaks is a bridging neighborhood of people who have less money. She believes that not wanting to bother the residents who live in Oak Knolls, but being okay building a road that goes right past people living in The Oaks, which is a much higher density community of condos involving a lot more people, is an issue of classism, and is not fair to the people who live there. She believes that putting all these people by the wayside who live in condos versus a few homeowners in Monterey who are richer and more powerful than Del Rey Oaks does not sit well with her.

Public Comment: Debbie Blakesley, resident of Del Rey Oaks, thanked the Board of Directors for the opportunity to speak. She stated that she is also in opposition of the Northside Access Road, adding that residents are already bothered by increased air traffic. She noted that things like construction, dust, cutting into the mountain and cutting trees down would increase traffic on 218 and the intersection of 68, when there is a perfectly good alternative two through Monterey. She asked that the airport not cut into the mountain and have the residents of Del Rey Oaks go through that when there is already a road in place.

Public Comment: Lawrence Turner, resident of Del Rey Oaks, commented that as a previous employee of the Department of Fish and Game, he worked hard to save and protect plants and animals that are endangered, and he would like for the airport to keep that in mind during any future projects, despite the Environmental Protection Agency going under.

Public Comment: Flo Farrell, resident of Del Rey Oaks, added that an agreement with the Fire Department to provide service to Ryan Ranch, would create an increase in siren noise that would be an issue with the residents' quality of life.

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.)

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| Approve | 1. Minutes of the Committee Meeting of the Budget and Finance Committee of July 8, 2019 |
| Approve | 2. Minutes of the Committee Meeting of the Air Carrier Service, Marketing and Community Relations Committee of July 8, 2019 |
| Approve | 3. Minutes of the Committee Meeting of the Airport Property Development and Leases Committee of July 8, 2019 |
| Approve | 4. Minutes of the Regular Meeting of July 10, 2019 |
| Approve | 5. Minutes of the Special Meeting of July 23, 2019 |

Director Miller moved to approve Consent Agenda Items E-1 through E-5. Director Leffel seconded the motion. The motion passed unanimously by a vote of 5-0.

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

None.

G. REGULAR AGENDA - ACTION ITEMS

Adopt 1. Resolution No. 1755, A Resolution Amending Resolution No. 1753 and Approving the Amended Capital Budget of the Monterey Peninsula Airport District for Fiscal Year Ending June 30, 2020

Deputy Executive Director Bergholz presented Item G.1, giving the Board details regarding the amendments to the Capital Budget, including the 4 Locals Asset Purchase Agreement (moved from FY 2019 budget to FY 2020), Operations Vehicle Purchase (under budget), and the Short Term Parking Lot Rehabilitation (over budget).

Director Leffel stated that Items such as this should be brought to the Finance Committee for review prior to being brought to the full Board.

Director Leffel moved to adopt Resolution No. 1755. Chair Sabo seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1755

A RESOLUTION AMENDING RESOLUTION NO. 1753 AND APPROVING THE AMENDED CAPITAL BUDGET OF THE MONTEREY PENINSULA AIRPORT DISTRICT FOR FISCAL YEAR ENDING JUNE 30, 2020

WHEREAS, Executive Staff recommends the Fiscal Year 2020 Capital Budget be amended to reflect material financial changes in District expected Capital Projects.

WHEREAS, it is the desire of the Board of Directors to amend the "Fiscal Year 2020 Capital Budget" to reflect the inclusion of changes impacting the Capital Budget.

WHEREAS, it is the desire of the Board of Directors to amend the "Fiscal Year 2020 Capital Budget" to include changes in capital expenditures identified since the approval of Resolution No. 1753.

WHEREAS, the revenues and expenditures of the District for the Fiscal Year 2020 are hereby appropriated as set forth and segregated in the amended Capital Budget, and

WHEREAS, all amended operating and capital expenditures for the Fiscal Year 2020 as set forth in the District Amended 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, and

WHEREAS, all debt service expenditures, interest and principal, for the Fiscal Year 2020 are identified and shall be payable in such time, form and manner as prescribed by contract or covenant, are hereby approved, and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT, that the Fiscal Year 2020 District Capital Budget is increased by \$130,000, to a total amount of \$9,733,324 effective immediately.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 14th day of August 2019 by the following roll call vote:

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

Adopt 2. Resolution No. 1756, A Resolution Authorizing and Approving the Construction Service Agreement between the Monterey Peninsula Airport District and Servicon Systems Inc. for Pavement Rehabilitation

Dan Johanson, Planning Manager, presented Item G.2. He explained that the Pavement Rehabilitation project scope includes repair of pavement failures, pavement patching, shotblast concrete, primer, basecoat and topcoat of waterproof epoxy deck treatment. He noted that staff contacted two firms and recommends Servicon Systems Inc. to complete the project.

Executive Director La Pier added that the quote from Servicon also includes the price of adding rehabilitation of the Observation Deck onto the scope of work, because the proposal for the Short Term Parking Lot came in favorably under budget. Staff recommendation is that the Board approve moving forward with the Pavement Rehabilitation project, including the Observation Deck.

Director Leffel moved to adopt Resolution No. 1756. Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1756

A RESOLUTION AUTHORIZING AND APPROVING THE CONSTRUCTION SERVICE AGREEMENT BETWEEN THE MONTEREY PENINSULA AIRPORT DISTRICT AND SERVICON SYSTEMS INC. FOR PAVEMENT REHABILITATION

WHEREAS, on June 12, 2019 Resolution No. 1753, A Resolution Authorizing and Approving the Operating Budget and Capital Budget of The Monterey Peninsula Airport District (MPAD) for Fiscal Year 2020 was adopted; and

WHEREAS, a District-Only funded Capital Improvement project 2020-07 Short-Term Parking Lot Rehabilitation was included in the adopted FY 20 budget.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That MPAD contract with the firm of Servicon Systems Inc. for the rehabilitation of the short-term parking lot and observation deck in an amount not-to-exceed \$106,200.00.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 14th day of August 2019 by the following roll call vote:

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

Adopt 3. Resolution No. 1757, A Resolution Approving the Bid for the Infield and Taxiway Improvements Project Phase 1 and Authorizing Execution of a Contract with Granite Rock Company

Dan Johanson, Planning Manager, presented Item G.3, giving a brief overview of the issues that this project would address. He stated that invitation for bids was published for the Infield and Taxiway Improvements Project Phase 1, as listed in the FY 2019-2024 Airport Capital Improvement Plan. He noted that two proposals were received at the bid submittal deadline and based on the review and evaluation of the proposals received, Tartaglia Engineering recommended a contract be awarded to Granite Rock Company.

Chair Sabo moved to adopt Resolution No. 1757. Director Sawhney seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

RESOLUTION NO. 1757

A RESOLUTION APPROVING THE BID FOR THE INFIELD AND TAXIWAY IMPROVEMENTS PROJECT PHASE 1 AND AUTHORIZING EXECUTION OF A CONTRACT WITH GRANITE ROCK COMPANY

WHEREAS, the Board of Directors of the Monterey Peninsula Airport District (MPAD) adopted Resolution No. 1733, approving submission of the FY 2019-2024 Airport Capital Improvement Plan (ACIP) on December 12, 2018, which included the Infield and Taxiway Improvements Project Phase 1 (Project); and

WHEREAS, representatives of the Federal Aviation Administration (FAA) have indicated a willingness to fund the Project; and a grant application has been submitted to the FAA using Airport Improvement Program (AIP) funds to construct the Project; and

WHEREAS, representatives of the Federal Aviation Administration (FAA) approved the Specifications and Invitation for Bids; and

WHEREAS, Invitation for Bids was published in the Monterey Herald on July 6 and July 13, 2019. Sealed bid proposals were received on July 29, 2019 at 1:00 p.m. PDT and publicly opened; and

WHEREAS, after considering the bids received for the performance of the proposed airfield improvements, it is in the best interest of the Airport to accept the bid of Granite Rock Company.

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 for the Base Bid and Additive Alternate A, in the amount not-to-exceed of \$7,602,654.00, for the Infield and Taxiway Improvements Project Phase 1 for the Monterey Regional Airport, and authorize the Executive Director, or his designee, to execute said contract.

BE IT FURTHER RESOLVED THAT: execution of said contract is conditioned upon receipt of a grant from the FAA in compliance with the grant application and budget as submitted to the FAA.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 14th day of August 2019, by the following roll call vote:

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

Adopt 4. Resolution No. 1758, A Resolution Designating the Time and Place of the Regular Meeting of the Board of Directors of the Monterey Peninsula Airport District

Director Cursio presented Item G.4, noting that this item had been previously brought to the Board at the July regular meeting, but was tabled to a future meeting where all Board members were present to express their opinions. He stated that he believes the proposed time change would fit the Directors' schedules more favorably.

Director Cursio moved to adopt Resolution No. 1758. Director Leffel seconded the motion. The motion passed by a roll call vote of 4-1. Chair Sabo voted against the motion.

RESOLUTION NO. 1758

A RESOLUTION DESIGNATING THE TIME AND PLACE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT

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

SECTION I: Resolution No. 1609 is hereby canceled.

SECTION II: Regular meetings of the Board of Directors of the Monterey Peninsula Airport District shall be held on the second Wednesday of each month at the hour of 9:00 a.m. in the Board Room on the second floor of the Terminal Building, at 200 Fred Kane Drive, Monterey, California.

SECTION III: All meetings will be conducted in accordance with the requirements of the Ralph M. Brown Act.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 14th day of August 2019 by the following roll call vote:

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

Review 5. Monterey Peninsula Airport District Media Policy

Executive Director La Pier presented Item G.5, stating that the Item was placed on the agenda at the request of Director Miller at the July regular meeting. He noted that the District does not currently have a media policy that pertains to the Board of Directors and staff is open to direction from the Board of how they would like to proceed.

Director Miller expressed that he requested to discuss a media policy at the last meeting due to concerns he had with comments made by the Chair to press regarding the restaurant lease and discussions that were had during Closed Session. He stated that he believes the District would benefit from the coordination of having a media policy directing communication with the Executive Director in event of a media inquiry, noting that communication should be had prior to giving comments and nothing from Closed Session should be released.

Director Cursio stated that he would like to see more consistent messaging across the Board and the Executive Director in terms of media inquiries and a policy could help to achieve that.

Chair Sabo clarified the nature of the comments he made to the media, stating that they were made after the agreement was approved after reconvening to Open Session. He expressed that the members of the Board of Directors, as elected representatives, should not be constrained by policy to talk to the

media. He noted that he is opposed to drafting a formal media policy and encouraged staff to do more outreach to the media to provide them with information regarding positive events at the airport.

Director Leffel stated that she would like to have a media expert brought in to put on a workshop for the Board to attend on how to approach and deal with controversial or sensitive issues/topics. She expressed that the Executive Director should remain as the point person for media inquiries, but the Board should not be censored. She recommended that staff give the Board talking points as issues come up so they can be prepared to respond appropriately.

Executive Director La Pier stated that staff will coordinate training for the Board, as Director Leffel suggested, and if needed in the future, can draft a media policy.

A break was taken from 11:32 AM to 11:43 AM.

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

- 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: Cursio
 - iv. Special Districts Association Liaison Director Miller Alt: Cursio
 - v. Association of Monterey Bay Area Governments Director Sabo Alt: Leffel

J. CLOSED SESSION

The Board entered into Closed Session at 12:29 PM.

1. **POTENTIAL LITIGATION** (Government Code section 54956.9(d)(4)) The Board will meet with the Executive Director and District Counsel to discuss potential initiation of litigation - one case.

2. **ANNUAL EVALUATION** (Government Code Section 54957(b)) The Board will meet with the Executive Director and District Counsel to consider the evaluation of employment related to the following position: Executive Director.

K. RECONVENE TO OPEN SESSION

The Board returned to Open Session at 3:13 PM.

Chair Sabo stated 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 (tabled until completion of EIR)*
- *AMBAG Ex-Officio Representation (planned to be discussed at AMBAG's August Executive Committee Meeting)*

M. DISCUSSION OF FUTURE AGENDAS

- *Letter from the Board to be presented to Vladimir Shirokov at the next Board Meeting, acknowledging the compliment given to Vladimir in the terminal comment cards (Director Leffel)*
- *Weed Abatement Information as Addressed by Del Rey Oaks Residents (Director Miller)*

N. ADJOURNMENT

The meeting adjourned at 3:15 PM.

Minutes Approved at the
Meeting of September 11, 2019



William Sabo, Chair

ATTEST



Michael La Pier, AAE
District Secretary