

**SANTA YNEZ VALLEY AIRPORT AUTHORITY, INC.  
REGULAR MEETING MINUTES  
May 4, 2017**

**Called to order by President Knight at 7:03 P.M.**

**Directors Present:**   **President Knight**  
                                  **Treasurer Zimmerman**   **Director Romero**  
                                  **Director Bollay**           **Director Peternel**  
                                  **Director Murphy**         **Director Marchi**  
                                  **Director Vrastil**

<b>Directors Absent:</b> <b>Secretary Fischer</b>
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**Asst. Manager:** Dave Romero – present

**Consultant:** Kim Joos - absent

**Reading of the last minutes:** Vice-President Peternel moved to approve the minutes as corrected from the Regular Board meeting of April 6, 2017. The motion was seconded by Director Murphy and carried.

**Report from Closed Session:** There was no Closed Session during the April 6, 2017 Board meeting.

**Treasurer’s Report:** Treasurer Zimmerman reviewed the financial summary sheet with the Board. He corrected the AvFuel charge stating it was \$2,200 credit.

**President’s Report:** President Knight reported on AIP Grant 15 has begun. The grant will include new LED runway and taxiway lights, new PAPPis at RW 26 and RW8, upgrade conduit across the runway to the south side, a new 50kw diesel generator which include an automatic transfer switch for power outages, fuel island, ramp lights, and beacon. The grant project will last 18 weeks and will entail scheduled runway closures overnights from 8:00pm to 5:00am. NOTAMS will be filed when dates are determined. The RW closures will include two lighted RW closure X’s. Mr. Kunkle has offered to store the old beacon after its removal, to be used at the airport as a historic memorial. The new beacon will be a LED beacon situated atop a single, tilt pole.

AIP Grant 16 is still moving forward in the hopes of FAA funding. This grant will include airfield safety grading and a west end security gate. The gate will be open during the day and closed at night with a code or card access.

Preparations are underway for Airport Day.

**Manager’s Report:** Dave Romero reported that mowing grass around the airfield continues and in preparation for Airport Day.

**Public Comments: (limited to items not on the agenda):** None.

<b>Agenda Items</b>
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**1. Membership - -** No new applications for membership were received.

**2. T-Hangar Maintenance** – Vice-President Peternel reported that Brooks Construction from Ventura has been contacted for estimating repair on the roof and purlins for A, B and C rows. Brooks has engineering capability and will also be consulted for possible costs on the 8 additional hangars for A, B and C rows. Director Peternel has continued working with the Brooks Construction but has been unable to secure additional bids.

Vice-President Peternel stated that both A and B hangar rows need a ‘major overhaul’ to include a new roof and electrical upgrade. Hangar Row C need to have all roof screws removed and replaced. The cost proposal received from Brooks Construction for these maintenance items is \$257,281. The Authority currently receives \$114,000 annual revenue from the ABC hangar rows. Director Vrastil moved to approve \$300,000 to update ABC hangar row roofs, perlines, electrical, and doors. Director Murphy seconded the motion and carried.

**3. Website Maintenance Vendor Update:** Director Bollay reported that he will update the new webcam as well as the website to include new board members William Murphy and Nick Marchi.

**4. ABC Hangar Extension** – Director Peternel has coordinated with Brooks Engineering for estimating the A, B and C row hangar extensions. Determination has been made that the hangar extensions could not attach to existing hangar rows thereby allowing for six hangar and one half-hangar at a cost of approximately one million dollars. This cost does not reflect any major soil compaction issues. This discussion will continue next meeting.

**5. Urban Planning Concepts (UPC) Contract Approval** – Kim Joos will come back to the board with a report to include effectuation options.

**6. Master Lease Committee** – Director Murphy reported that his committee has reviewed the Santa Barbara County Lease Agreement and distributed a copy to each board member for review. Director Murphy reviewed a T-hangar comparative rental analysis. He stated that the Authority’s non-airport storage is less than Santa Barbara Airport but greater than Santa Maria and Lompoc Airport. Currently the square foot rental rate for the T-hangars is \$.24/sf, and the Master Lease Committee proposes to increase the square footage rate to \$.40/sf, plus \$10 for electrical use. This represents a 64% - 73% increase in monthly rental rates. A 1,250 square foot hangar that currently rents for \$302/month would increase to \$500/month. Director Zimmerman stated that a gradual increase could be implemented at \$.10 per square foot per year. This agenda item will be continued next Board meeting.

**7. J Row Asphalt Rejuvenation** – Director Peternel reported that J row asphalt fines coming to the surface may be due to the composition of the asphalt. It is anticipated that the rejuvenation process will mitigate the issue. However, the FAA requires Vituminous Pavement Rejuvenation which provides a 3/8” upper asphalt binder. Several companies were contacted to bid this process. Currently, Director Peternel has received four bids ranging from \$15,000 to \$20,000. The bids are: Ramsey at \$5,386; MidCo at \$4,300; Bakersfield at \$15,700; and Blackstone at \$15,335. This item will be continued until next meeting.

<b><u>Advisory Committees:</u></b>	
<b>Document Review: (Fischer)</b>	None.

<b>Finance:</b>	None.
<b>Flight Ops: (Romero)</b>	Unsafe flying continues to be an occasional problem. Manager Romero will deal with each one on an individual basis.
<b>Grants: (Peternel)</b>	None.
<b>Membership: (Fischer)</b>	None.
<b>Personnel/Safety: (Peternel)</b>	None.
<b>Public Relations: (Knight)</b>	None.
<b>RealEstate/Deferred Maintenance: (Zimmerman/Peternel)</b>	None.
<b>Special Events: (Bollay)</b>	Bob Perry gave a report regarding the upcoming Airport Day event. Santa Ynez Rotary will donate \$2,000 toward Airport Day. They will also do the cooking and supply a bounce house. Airport Day poster was selected by the board and will be prepared by a Santa Ynez Valley High School student. EAA will supply free airplane rides for youth. The Boy Scouts will again be helping with traffic flow. All donations have been received and the Chumash Tribe has donated \$4,000 toward an aviation scholarship to be divided between two students.
<b>Website: (Bollay)</b>	None.
<b><u>Ad Hoc Committees:</u></b>	
<b>Hangar Extension (Peternel)</b>	None.
<b>AC Maintenance Facility (Knight)</b>	None.
<b>Land Acquisition (Knight):</b>	None.
<b>Land Lease Review (Joos, Knight, Kunkle)</b>	None.
<b>Master Lease Review (Murphy, Knight)</b>	None.
<b>FAA Compliance</b>	None.

**Next Meeting:** The next meeting will be June 1, 2017.

**Meeting Adjourned:** Regular Session adjourned at 9:30 P.M.

**Respectfully Submitted,  
Felix Fischer, Secretary**