

SANTA YNEZ VALLEY AIRPORT AUTHORITY, INC.
REGULAR MEETING MINUTES
June 1, 2017

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

Directors Present: **President Knight** **Secretary Fischer**
 Treasurer Zimmerman **Director Romero**
 Director Bollay **Director Peternel**
 Director Murphy

Directors Absent:	Director Marchi	Director Vrastil
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Asst. Manager: Dave Romero – present

Consultant: Kim Joos - present

Reading of the last minutes: Director Romero moved to approve the minutes as corrected from the Regular Board meeting of May 4, 2017. The motion was seconded by Director Peternel and carried.

Report from Closed Session: There was no Closed Session during the May 4, 2017 Board meeting.

Treasurer's Report: Treasurer Zimmerman reviewed the financial summary sheet with the Board. There is currently \$979,903 in cash and the Accounts Receivable are \$83,539.

President's Report: President Knight reported that Airport Day was a wonderful success. AIP Grant 15 has begun. Unsuitable subgrade was discovered beneath the footprint of the Electrical Vault and remediation was taking place. 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.

Manager's Report: Dave Romero reported that parking for Airport Day went very well and that the event was wrapped up by 3:30pm. In April, 7,066 gallons were sold of 100LL. Roger Smith, a long time airport user, has passed away. Ruth Kunkle has volunteered to handle his estate with the next of kin.

Public Comments: (limited to items not on the agenda): Bob Perry introduced the two Aviation Scholarship recipients: Colin Jamison and Ben Baker. Their course training will begin the end of June. They will participate in ground school plus approximately nine hours of flight time.

Agenda Items

1. Membership - - No new applications for membership were received. Secretary Fischer reported on the term limits for Board Directors. They are:

Term Ends

Oct 2017

Director

Felix Fischer (Non-User)

Neil Zimmerman (Non-User)

Stan Peternel (User)

Oct 2018

William Vrastil (User)

David Romero (User)

Dennis Bolay (Non-User)

Oct 2019

Shawn Knight (User)

William Murphy (Non-User)

Nick Marchi (Non-User)

Director Zimmerman was elected to fill the term of Robert Leite. Director Peternel was appointed to fill the term of Scott Millard. Director Murphy was appointed to fill the term vacated by Sherry Thore. Director Marchi was appointed to fill the term vacated by Neil Zuehlke.

2. Website Maintenance Vendor Update: President Knight reported that he was looking into a new video camera, the Apple phone does not work with the website, and the Master Lease cannot be found on the website.

3. ABC Hangar Extension – Director Peternel reported that he met with Todd Construction. The additional hangars allowed by the CUP will need to be stand-alone hangars that are not tied into the existing T-hangar rows. Todd Construction believes they can still accommodate eight hangars. Jim Kunkle recommended that the ABC Hangar Committee use their own engineer to determine any County code questions.

4. Urban Planning Concepts (UPC) Contract Approval – Kim Joos reported that she has conferred with UPC to develop a strategy. UPC will file for a CUP extension on behalf of the Authority. After the extension is granted then a project will be selected to effectuate the CUP. Kim Joos will research three possible projects and report back to the Board with a recommendation of prioritization. Director Murphy moved to approve \$3,274 to file the CUP extension with Santa Barbara County. Director Peternel seconded the motion and carried.

5. Master Lease Committee – Director Murphy distributed a comparative analysis of T-hangar rental rates by airports on the Central Coast and beyond. The Master Lease states that hangar rates must be consistent with market rates. Following is a summary of the comparative analysis:

AIRPORT	SQ FT	% OF SB	COMMENTS
Lompoc	\$0.25	31%	Increase to \$0.28 in June
Santa Maria	\$0.20	25%	
Santa Ynez	\$0.24	30%	
Santa Barbara	\$0.81	100%	Include \$10 for electricity
San Luis Obispo	\$0.47		
Oxnard/Camarillo	\$0.35		
Santa Paula	\$0.35		Only one hangar available
Bakersfield	\$0.26		FBO controlled

The compound growth rate for Lompoc was 12.8% from 2015 thru 2017. Santa Ynez was 1.4% from 2012 thru 2017 and 1.0% from 2010 thru 2017. Santa Maria was 1.7% from 2015 thru 2016. Santa Barbara was 3% to 8% annual increase from it's start date. Of these airports, Santa Ynez has a significantly longer hangar wait list indicating the healthy demand for a hangar at this airport.

Director Murphy moved to increase the hangar rates to \$0.35 per square foot beginning in September 2017. Director Zimmerman seconded the motion and carried. Director Peternel voted 'nay' and Director Romero recused himself from the vote.

The discussion about fuel prices will be tabled until the October Board meeting.

6. Trailer Office Rental – President Knight reported the back-trailer office was vacant and that there were two parties interested in renting the space. Santa Barbara County Search & Rescue is interested for \$300 per month. Sun West Aviation is also interested but for \$150 per month and would additionally require three vehicle parking spots. The policy of the Board is to give preference to aviation business at the stated rental rate. Director Zimmerman moved to negotiate a \$300 rental rate with Sun West Aviation to include new air conditioning and the three vehicle parking spots. Secretary Fischer seconded the motion and carried.

7. J Row Asphalt Rejuvenation – Director Peternel reported that he is expecting one more bid to come in.

<u>Advisory Committees:</u>	
Document Review: (Fischer)	None.
Finance:	None.
Flight Ops: (Romero)	Survey stakes were left too high at the infield area during AIP engineer surveying. This will be remedied asap.
Grants: (Peternel)	None.
Membership: (Fischer)	None.
Personnel/Safety: (Peternel)	None.
Public Relations: (Knight)	None.
RealEstate/Deferred Maintenance: (Zimmerman/Peternel)	None.
Special Events: (Bollay)	None.
Website: (Bollay)	None.
<u>Ad Hoc Committees:</u>	
Hangar Extension (Peternel)	None.
AC Maintenance Facility (Knight)	None.
Land Acquisition (Knight):	None.
Land Lease Review (Joos, Knight, Kunkle)	None.

Master Lease Review (Murphy, Knight)	None.
FAA Compliance	None.
CUP Effectuation (Joos, Kunkle, Knight)	None.

Next Meeting: The next meeting will be July 6, 2017.

Meeting Adjourned: Regular Session adjourned at 9:27 P.M.

**Respectfully Submitted,
Felix Fischer, Secretary**

APPROVED