

SANTA YNEZ VALLEY AIRPORT AUTHORITY, INC.
REGULAR MEETING MINUTES
July 6, 2017

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

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

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

Consultant: Kim Joos - present

Reading of the last minutes: Secretary Fischer moved to approve the minutes as corrected from the Regular Board meeting of June 1, 2017. The motion was seconded by Treasurer Zimmerman and carried.

Report from Closed Session: There was no Closed Session during the June 1, 2017 Board meeting.

Treasurer's Report: Treasurer Zimmerman reviewed the financial summary sheet with the Board. There is currently \$972,106 in cash.

President's Report: President Knight reported on the progress of AIP 15: Airfield Electrical grant. The grant project will last 18 weeks and will entail scheduled runway closures overnight 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.

President Knight reported that the problems with the website had reached a critical juncture and if not remedied by next week, a new vendor would be sought.

Manager's Report: Dave Romero reported there had been some construction equipment not following safety procedures but that this had been remedied. Comcast was installing a hard-line cable at the airport so they will have equipment on the airport also.

Public Comments: (limited to items not on the agenda): Many people commented on their dissatisfaction of communication between airport users and the Board, especially in light on the recent motion to increase T-hangar rental rates. The current website was a major source of frustration.

Agenda Items

Due to the large number of airport users attending the meeting to discuss the County Rental Hangar rates, Director Murphy moved to exchange Agenda item #5 with Agenda item #1. Secretary Fischer seconded the motion and carried.

Due to a timing contingency for necessary action by Lee Wilson Electric to replace current ramp lights with LED replacements, a motion was made to add the agenda item, "Ramp Light

Improvement” to the posted agenda. Motion was made by Director Murphy, seconded by Director Marchi and carried.

1. Master Lease Committee Report & Recommendations: County Rental Hangars – President Knight gave the floor to Director Murphy, Chair of the Master Lease Committee. Director Murphy began by apologizing for the lack of communication to the airport community and stressed that this problem would be taken care of. Director Murphy presented a recap of the Committee’s purpose and its findings. Under the Master Lease Agreement between the Authority and Santa Barbara County, the Authority has management obligations and limitations that include the necessity to charge prevailing rates for rental assets on the airport.

Director Murphy gave the floor back to President Knight. President Knight discussed his concern that Board Directors who were in the ‘User’ designation, had a responsibility to balance conflict-of-interest issues with the necessity to represent the airport community with User knowledge. President Knight then opened the floor to questions and comments from the airport community.

Lloyd Sorensen presented a thorough analysis of airports within a 75-mile radius of IZA. His presentation concluded that an average square footage rate for seven airport public hangars around IZA would be \$0.366 per square foot. If Santa Barbara Airport were thrown out of the calculation, then the average square footage rate would be \$0.303. Mr. Sorensen felt the Board’s approval of \$0.35 per square foot for T-Hangar rental was too high and requested that the Board consider a new motion to that effect.

Don Noonan made a presentation comparing the hangar rental rate decision to a real estate example and suggested use of a standard deviation method for rate determination.

Many other people expressed their concern for the rental increase. Some of the concerns included: (1) The Board offered no discussion on the financial need for the increased rental rates; (2) Concern that not all relevant factors were considered in the Board’s determination for a rental increase; (3) Concern that some current tenants will not be able to afford the rental increase and be forced to vacate their hangar; (4) Because the Authority is a non-profit organization, their profit should not be a major consideration; (5) Santa Barbara Airport offers many more service than does IZA and therefore should not be part of the consideration in rental rates; and (6) A fear that there will be a ‘gentrification’ of the airport as an outcome from rental increases.

A motion was made by Director Murphy to delay implementation of notification of the rate increase from September 2017 to October 2017 to allow additional time for consideration of additional inputs. The motion was seconded by Treasurer Zimmerman and carried by voice vote.

2. Website Maintenance Vendor Update: President Knight reported that he had a discussion with the current website vendor that the website was completely inadequate and if not remedied within a week’s time, then a new vendor would be sought. If a new vendor is necessary, then it will be placed on the August agenda.

3. ABC Hangar Extension – No report.

4. Urban Planning Concepts (UPC) Contract Approval – Kim Joos reported that UPC had filed for a CUP extension on behalf of the Authority and is under review by the Santa Barbara County Planning Department. Kim Joos presented three possible projects that may effectuate the CUP: (1) B Rown Storage Garage at an approximate cost of \$60,000; (2) Additional Office Trailer at an approximate cost of \$25,000; and (3) a Self-Contained Mobile Trailer as a Security Residence at an approximate cost of less than \$3,000. Director Murphy moved to identify the

Self-Contained Mobile Trailer as the #1 priority project to effectuate the CUP and directed Kim Joos to work with Urban Planning Concepts and the County Planning Department to that end. Secretary Fischer seconded the motion and carried.

5. Membership – Secretary Fischer reported that no new applications for membership had been received. There no nominations received for consideration of candidates for Director positions (2 Non-User and 1 User). Directors Peternel, Zimmerman, and Fischer will run as incumbents.

6. Trailer Office Rental – President Knight reported Sun West Aviation was not interested in the office space for \$300. Director Murphy moved to counter offer Sun West Aviation a \$300 rental rate, three vehicle parking spots, and a new Board policy for high volume fuel purchases (>500 gallons = \$0.10/gallon discount; > 1,000 gallons = \$0.20/gallon discount). Treasurer Zimmerman seconded the motion and carried.

7. J Row Asphalt Rejuvenation – No report.

8. Ramp Light Improvements – President Knight explained the need to replace energy expensive ramp lighting with economical LED ramp lighting. He explained that with Lee Wilson Electric currently on site with the current grant, they could utilize existing manpower and equipment to purchase and install the LED lights for \$20,000. Other bids President Knight had received were upwards of \$60,000.

Secretary Fischer moved to authorize management to spend up to \$20,000 for the installation of LED ramp lights as replacements for the current ramp light system. Prior to execution of the contract, Airport Management will investigate PG&E rebates. This motion is based on addition to the agenda of an emergency item due to timing exigencies and approval is contingent on any objection for lack of prior posting. The motion was seconded Treasurer Zimmerman and carried.

<u>Advisory Committees:</u>	
Document Review: (Fischer)	None.
Finance:	None.
Flight Ops: (Romero)	None.
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, Kunkle, Fischer)	Preparing draft master lease to be reviewed by County Counsel and then will come back to the Board for review.
FAA Compliance	None.
CUP Effectuation (Joos, Kunkle, Knight)	None.

Next Meeting: The next meeting will be August 3, 2017.

Meeting Adjourned: Regular Session adjourned at 10:37 P.M.

**Respectfully Submitted,
Felix Fischer, Secretary**

APPROVED