

SANTA YNEZ VALLEY AIRPORT AUTHORITY, INC.
REGULAR MEETING MINUTES
September 7, 2017

Called to order by President Knight at 7:00 P.M.

Directors Present: **President Knight** **Secretary Fischer**
 Director Marchi **Director Murphy (7:07pm)**
 Director Vrastil **Director Peternel**

Directors Absent:	Director Romero	Director Zimmerman	Director Bollay
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Asst. Manager: Dave Romero – absent

Consultant: Kim Joos - present

Reading of the last minutes: Director Vrastil moved to approve the minutes as corrected from the Regular Board meeting of August 3, 2017. The motion was seconded by Director Marchi and carried.

Report from Closed Session: There was no Closed Session during the August 3, 2017 Board meeting.

Treasurer's Report: President Knight reviewed the financial summary sheet with the Board and noted that over \$62,000 profit was made in large part to the fire activity. Nineteen thousand dollars were collected for facility use during the Whittier Fire.

President's Report: President Knight reported that the old beacon has been removed and the new beacon installed. The new beacon is equipped with LED lights. The old beacon will be restored by Jim Kunkle and other interested airport users to be displayed in an honorable manner on the airport. President Knight reported that the power would be cut tomorrow (9.8.17) as the new electrical system on the runway and taxiway will be cut-over. The old VASI will be out as the new PAPIs for RW 26/8 are cut over. The new PAPIs have to be certified by the FAA and until that occurs, the VASI will remain active.

AvFuel expects to be impacted due to Hurricane Harvey. The Tyler Refinery is down as well as the Richmond refinery. Santa Ynez Airport is currently at half fuel capacity.

Hertz rental car agency has not made a payment to the airport in over one and half years. This needs to be agendized for October.

Manager's Report: None.

Public Comments: (limited to items not on the agenda): Ed Flischer stated that the airport used to work with the Airport Commission and strived to involve community input.

Agenda Items

1. **County Hangar Rents** – President Knight recused himself from the discussion and left the room. Secretary Fischer led the discussion and reviewed the agenda item. Two months ago, the Board moved to delay implementation of a T-Hangar rent increase until the October Board meeting. Secretary Fischer asked the Board if they had any further

comment. Director Murphy answered a question he had received regarding Ordinance 3310. He stated that Ordinance 3310 was last updated in 1982 by the Board of Supervisors. This Ordinance states that rental increases must be approved by the Board of Supervisors. In 1993 the Master Lease Agreement was completed which gives the right of rental increases to the Authority Board. The Master Lease Agreement takes precedence over Ordinance 3310. Director Janette Pell of General Services affirmed this information as correct and suggested that the Authority draft a revised Ordinance for review by the County in conjunction with the effort to update the Master Lease Agreement.

There was a discussion regarding the need for recusal by a Director who is also a user of the airport. Director Vrstil made the case that as a user of the airport, the airport community expected him to represent their interest. Director Peternel concurred with this assessment. Both Directors chose not to recuse themselves.

Shy Bougeois stated that the Authority has received a Consumer Price Index increase on rental rates each year and stated that an additional rate increase would be too much.

Lloyd Sorensen stated that he had offered to fly Director Murphy to various airports that were part of his presentation. However, the trip did not occur due to various issues.

Director Vrstil stated that he felt a rate hike at this time was not beneficial to the airport community. He stated that running the airport was not just a business, but that there was a heart and soul to our small general aviation airport. As such, the Board should not make a decision solely on financial information. Director Vrstil moved to postpone the implementation of the T-Hangar rental rates increase until the November Board meeting to reconsider the rate increase and the airport community's thoughts. Director Peternel seconded the motion and carried.

Karen Jones stated she appreciated Director Vrstil's comments and would like to see the Board proceed at a slower pace.

President Knight returned to the table at 7:58pm.

2. Annual Budget Approval: President Knight handed out a draft budget and reviewed with the Board. Budgeted Income was \$949,195; Cost of Sales was budgeted for \$478,400; and Expenses were budgeted for \$351,106. Expected Profit Before Other is \$119,689. Discussion followed. Secretary Fischer moved to approve the 2017/2018 Budget as amended. Director Vrstil seconded the motion and carried. The amendments included increases to the expenses for Project Management and Legal Services.

3. ABC Hangar Extension – No report.

4. Membership – Secretary Fischer reported that he had emailed all the Directors the election packet that was being sent to membership. He stated that there were two Non-User Director positions with three people running: incumbents Secretary Fischer and Director Zimmerman, and Karen Jones. Secretary Fischer stated there was one User Director position with incumbent Director Stan Peternel. A quorum will be represented with 140 members responding by mail or in person.

Secretary Fischer stated his committee had received a Membership Application from Tony Moradian. Mr. Moradian meets the requirements for User membership. Director Vrstil moved to accept Tony Moradian as a User Member. Director Marchi seconded the motion and carried.

Secretary Fischer stated that the User:Non-User ratio was protected and that an additional two or three User members could be added.

5. Trailer Office Rental – This agenda item will be tabled until the November Board meeting.

6. Assignment of Lease E-4 – Kim Joos reported that Hangar E-4 had been sold and that Rick Hoffman would like to assign his land lease to Robert Goldman of Goleta. Kim Joos stated that Mr. Hoffman’s account was in order and that she recommended the approval of the Assignment of Lease for Hangar E-4 between the Hoffman Family Trust as Assignor to Robert Goldman as Assignee provided all necessary paperwork was secured. Secretary Fischer so moved and Director Vrstil seconded the motion and carried.

<u>Advisory Committees:</u>	
Document Review: (Fischer)	None.
Finance:	None.
Flight Ops: (Romero)	President Knight reported that a SunWest plane was lost near San Francisco. He stated he felt the current grant project was beneficial to the flight operations on the airport.
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)	Director Peternel stated that soon new screws would be put into T-Hangar roofs.
AC Maintenance Facility (Knight)	None.
Land Acquisition (Knight):	None.
Land Lease Review (Joos, Knight, Kunkle)	None.
Master Lease Review (Murphy, Knight, Kunkle, Fischer)	None.
FAA Compliance	None.
CUP Effectuation (Joos, Kunkle, Knight)	Kim Joos reported that the Extension Request for the CUP was going before the Planning Commission on 9/12/17 as a Consent Agenda item with Staff recommending the extension. Jason Tamaru of Urban Planning Concepts would be present at the meeting.

Next Meeting: The next meeting will be October 5, 2017.

Meeting Adjourned: Regular Session adjourned at 9:01 P.M.

**Respectfully Submitted,
Felix Fischer, Secretary**

APPROVED