

Contra Costa County Board of Supervisors
Airport Committee

Monday, June 1, 2009, 11:00 a.m.
550 Sally Ride Drive
Director of Airports Office

Final Minutes

The meeting was called to order at 9:07 a.m. by Supervisor Piepho.

Supervisor Mary Piepho, Chair and Supervisor Susan Bonilla, Vice Chair, were introduced. County Staff present: Luis Quinonez, Supervisor Bonilla's Office; McKenzie Garcia, Supervisor Bonilla's Office; Tomi Van de Brooke, Supervisor Piepho's Office; Keith Freitas, Airport; Beth Lee, Airport; and Natalie Olesen, Airport.

2. Approval of Minutes

April 6, 2009 minutes were approved with a wording change from "Board" to "Board of Supervisors" on page 3.

3. Public Comment:

None

4. Report by Aviation Advisory Committee

Tom Weber, Aviation Advisory Committee (AAC) Chair, updated the Airport Committee (Committee) regarding Buchanan Field Airport's noise issue. Tom reported noise complaints are reviewed monthly. In 2005 there was a total of 248 noise complaints and in 2008 the complaints dropped to 106 (Pleasant Hill, the city with the greatest number of complaints had their complaints drop 81%). Noise complaints generated by jet aircraft dropped from 109 down to seven (7). Currently helicopter noise complaints are up with 24 complaints recorded this year; 19 of those complaints were generated by two individuals.

Tom also reported the AAC had done a series of Airport financial reviews starting with wages, salaries and benefits. The review showed salaries had a moderate increase and benefit costs have grown dramatically over the last five years as experienced throughout the County. The second was a line by line review on budget expenses over \$25,000 for the last five years. Thirdly, the Part 139 certificate costs were reviewed in order to see what the added costs were annually and to assess if this was an expense that could be cut if the need arose. Finally, the County's General Fund Reserve Policy is being reviewed. At an upcoming meeting the AAC will look at how the Airport manages their operating cash and setting up a reserve policy.

5. Input Matrix

Keith Freitas reported the Input Matrix was a return item for the Committee's action to accept or make additional changes. The final Matrix will be posted to the Airport Website. Neither Committee member had any changes; approved unanimously.

6. Recommendation to Terminate Noise Monitoring System.

Keith Freitas reported the noise monitoring system (system) was installed at the request of Contra Costa County Airports in 1992 with FAA grant dollars. The system was state of the art at that time and recorded noise events caused not only by aircraft but also automobiles, motorcycle and other noise sources. The noise monitors are not used to enforce the County Noise Ordinance; the noise ordinance uses the Federal Aviation Circular 36 to determine allowable and prohibited aircraft (aircraft with decibel levels over 78.0 are not allowed). Airport staff is looking at future installation of a flight track system as was recommended in the Part 150 noise study. The AAC concurred the monitors should be left in place but the Airport should no longer pay the annual \$38,000 software service fee. The service could be restarted for a fee should the need arise; only two (2) airports are still using this system. The money

saved could then be invested in other proactive measures like pilot meetings, helicopter informational brochures and pilot education.

Supervisor Piepho questioned the price of a flight track system. Keith responded the price would be in the five hundred thousand to one million dollar range and could be funded by FAA grant, however, with 130 complaints in a year it would be necessary to evaluate if this kind of expense makes sense and/or if the FAA would fund.

Supervisor Piepho questioned if the noise could still be identified without the monitors. Keith Freitas responded nothing would change relative to investigating noise complaints as air traffic frequency recordings are used to identify aircraft in the area.

Supervisor Bonilla commented that by not renewing the contract it would be a great costs savings as long as it didn't diminish the responsiveness in dealing with community complaints.

Keith Freitas stated he also spoke with Hal Yeager with People Over Planes. Hal agreed that it made no sense to continue the noise monitoring system since our noise ordinance does not use it for enforcement.

Geoff Logan commented that a couple of noise monitors are currently out of service. Tom Weber stated that to bring those monitors back online the Airport would have to incur that additional expense.

Supervisor Piepho questioned whether Byron Airport had a noise monitoring system. Keith Freitas responded that it does not and that there are on average only about five (5) noise complaints a year from the Byron Airport.

Keith further explained that the consultant who performed the Part 150 noise study had stated that other airports without a noise monitoring system typically spends an additional \$25,000 to \$50,000 to do the contour analysis. However, this is a onetime expense in a 15 to 20 year period versus the \$38,000 per year that is currently being spent on Buchanan Field's noise monitoring system.

Recommendation to accept AAC's recommendation to terminate software service agreement was approved.

7. Wings at Buchanan, LLC Lease Amendment

Beth Lee explained Wings at Buchanan LLC (Wings) is the entity that took over the DHI site development. The lease included a termination period which is coming to an end. Wings needs additional time to complete the value engineering and pricing and they have requested a 60 day extension. This item is scheduled to go before the Board of Supervisors (Board) on Tuesday, June 2, 2009.

Supervisor Bonilla commented that it is beneficial to the Airport to allow the extension to keep the project moving forward.

Item was unanimously approved.

9. Byron Airport Grazing Licenses

Beth Lee stated the Byron Airport grazing license areas went out for solicitation and closed on May 26. Airport staff received nine (9) letters of interest and those nine (9) interested parties were sent a Request for Information with a response by June 24. There will be an informational meeting at the Byron Airport on June 10. A meeting will be held in early July to review the received information and interviews will then be scheduled. A final decision should be made in August.

Report accepted.

10. Silver Pacific Development Project

Beth Lee stated Airport staff is working with Silver Pacific to finalize the lease. There is some contention over the "Cancellation" clause which has been included in every Airport lease since the 1960's.

Supervisor Bonilla asked if there had been any community meetings. Beth Lee responded that once we know that the lease will proceed community meetings would be held.

Report Accepted.

11. Presentation of the 2008/2009 75% Airport Budget

Keith Freitas gave an update on the fiscal year (F/Y) 2008/2009 75% Airport budget. The third quarter budget was revised with revenues being reduced 9% and expenses being cut 14%. These revisions project a \$215,000 budget reserve contribution.

Supervisor Bonilla questioned when the Airport would put a reserve policy into effect. Keith Freitas responded that a presentation to the Committee could be made in August or to the full Board if the Committee directed. Supervisor Bonilla suggested it be taken to the full Board to institute as an Airport policy.

Report accepted.

11. Future Agenda Items

- Foreign Trade Zone Presentation with Port of Stockton Representative
- Byron Airport Grazing Licenses
- Airport Reserve Fund

Supervisor Bonilla questioned whether the Aviation Open House was moving forward. Keith Freitas responded the open house is scheduled for June 21, 2009; there will be 60 aircraft on display, Concord Jet has agreed to bring over a helicopter and corporate jet aircraft, there will be a food vendor, remote controlled airplanes and a display of old cars.

Pat Howlett stated that the open house is just starting to be publicized.

Supervisor Piepho asked to have flyers sent to the Supervisor's offices.

Meeting was adjourned at 11:25 a.m.