

Contra Costa County Board of Supervisors
Airport Committee

Monday, June 21, 2010, 11:00 a.m.
550 Sally Ride Drive
Director of Airports Office

Final Minutes

The meeting was called to order at 11:06 a.m. by Supervisor Piepho.

Supervisor Mary Piepho, Vice Chair was introduced. County Staff present: Julie Bueren, Public Works Director; Keith Freitas, Airport; Beth Lee, Airport; Kate Andrus, County Counsel; and Natalie Olesen, Airport.

2. Approval of Minutes

March 8, 2010 minutes were approved.

3. Public Comment:

Dianne Cole reported the Ninety-Nine's International Organization of Women Pilots held their Southwest section annual event the end of April at the Crowne Plaza Hotel. This very successful event contributed over \$52,000 to the local economy.

4. Report by Aviation Advisory Committee

Tom Weber, Aviation Advisory Committee (AAC) Chair, reported:

- Airport staff gave the AAC a report on development projects so that the AAC could track where development projects are in the process and what are the next critical steps.
- AAC made a recommendation to Airport staff to move Silver Pacific into default.
- AAC has completed a number of Airport financial reviews. The Airport debt service and its payoff were reviewed in April and pension and benefits liability was reviewed in May. After the close of the current fiscal year the AAC will review how the Airport reserve fund will be funded.
- AAC Chair has been working with Supervisors of Districts 1 and 5 to fill their vacant AAC Representative positions. District 5 has received at least two applications and is close to filling their vacant seat.

5. AAC Bylaw Change

Keith Freitas reported the AAC had some items in their bylaws that they felt needed to be updated. The changes were brought before the Airport Committee who then requested some additional changes.

Tom Weber reported some of the previously requested changes included:

- Clarifying language in the nomination process.
- Strengthening the language on "conflict of interest".
- Changing the Airport Business Association Representation so that the member did not have to reside within Contra Costa County (County).
- Changing the term to three (3) years in order to stagger the term expirations over a three year period.

Tom further stated the AAC is requesting an additional change to the Diablo Valley College (DVC) representation requirement that the member live within the County. The current DVC representative has been nominated for reappointment; however, this person who has been a valuable member no longer resides in the County. Supervisor Piepho suggested adding language that the member should reside, work or attend school at DVC.

Supervisor Piepho suggested that the representatives for the City of Concord and City of Pleasant Hill should also be changed to reflect the member having to reside or work within those cities.

Supervisor Piepho expressed concern that the Airport Land Use Commission member should rotate between an East County and Central County member to better balance representation for both Airports.

Supervisor Piepho asked to have the representation hold over opportunity changed to a specific number of months. Tom Weber stated that in most part members do not have a problem being reappointed. Supervisor Piepho asked to have the hold over limited to 60 days and that the AAC Chair submits a letter to the nominating body, four (4) months in advance, advising that their representative's term is expiring and asking them to either start the reappointment or replacement process.

Supervisor Piepho asked to have the Brown Act added to the requirements for posting of agendas and minutes.

Supervisor Piepho then asked to have the bylaws updated and the changes communicated to the rest of the AAC, reviewed by County Counsel and put before the Internal Operations Committee (IOC) for discussion and approval and then to the full Board for final approval.

6. Airport Development

Beth Lee reported:

- The Hangars at Buchanan lease, for five small box hangars at the end of Sally Ride Drive, is scheduled for consideration by the Board of Supervisors (Board) on June 22, 2010.
- The Byron Jet Center reconstituted lease should go before the Board in late July.

Keith Freitas reported:

- Airport staff has been working with Silver Pacific over the last several months to bring their project forward. Silver Pacific has stopped responding to phone calls and emails from Airport staff. A letter was sent to Silver Pacific advising they are in default of their lease and they have until Thursday, June 24 to address several outstanding issues. The next step in this process will be to take this item to the Board for approval to have County Counsel move forward with the default process.
- Supervisor Piepho requested an update at the next Airport Committee meeting.
- Dianne Cole questioned if any fees would be forfeited. Keith Freitas responded that would be discussed. Dianne also questioned what would happen with the current environmental documents. Keith responded that the environmental documents currently in Airport possession are public records.

7. Grazing License Update

Beth Lee reported the current grazing licenses are due to expire November 30, 2010. Through the solicitation process three grazers were selected. Airport staff and grazers have agreed to terms for the new licenses. Draft grazing licenses have been forwarded to County Counsel for review and are expected to be scheduled before the Board by late September.

8. Future Agenda Items

- Supervisor Piepho asked for a discussion/update on noise complaints – contributing factors, tracking trends, graph or chart. Tom Weber stated the AAC gets a monthly report from Airport staff. Supervisor Piepho suggested the AAC make a report quarterly to the Airport Committee.
- Dianne Cole asked for a discussion on the new Federal Aviation Administration \$4,000 fee for flight instructors and its impact on the County airports. Dianne also requested that the Board and Airport staff draft a letter supporting the flight instructors to help fight this fee.
- Update on the Mariposa Energy Plant Project. Jim Gwerder, of Souza Reality, stated the Alameda Board of Supervisors had already submitted their approval of the project to the California Energy Commission.
- Dianne Cole asked to have the communication towers on the north side of Willow Pass Road added to the agenda, as they should be lit at night. Keith Freitas replied this maybe an ALUC issue. Supervisor Piepho asked Keith to look into this situation.
- Geoff Logan suggested adding the Foreign Trade Zone for the Byron Airport

Meeting was adjourned at 11:45 a.m.