



AIRPORTS COMMITTEE

June 8, 2015

10:30 A.M.

550 Sally Ride Drive, Concord

Supervisor Karen Mitchoff, Chair
Supervisor Mary N. Piepho, Vice Chair

Agenda Items:

Items may be taken out of order based on the business of the day and preference of the Committee

Present: Karen Mitchoff, Chair
Mary N. Piepho, Vice Chair

Staff Present: Will Nelson, Principal Planner, Department of Conservation and
Development
Keith Freitas, Director of Airports
Beth Lee, Assistant Director of Airports

1. Introductions
2. Review and Approve record of meeting for March 9, 2015 (Chair)

March 9, 2015, minutes were approved.

AYE: Chair Karen Mitchoff, Vice Chair Mary N. Piepho
Passed

3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).

Tom Weber reported that the Airport Land Use Commission (ALUC) approved the Sustainable Farm project by a 5 to 1 vote with contingencies including a USDA approved pest management plan.

4. Receive update from the Aviation Advisory Committee (Ronald Reagan, Aviation Advisory Committee Chair)

Ronald Reagan, Chair of the AAC, gave a brief overview of discussion topics for the April and May 2015 AAC meetings. Discussion topics included:

- *East Ramp pavement construction project at Buchanan Field and the relocation of East Ramp hangar tenants.*
- *Airport security issues*
- *Tenant Appreciation BBQ and Tenant Recognition Awards*
- *Economic Development Incentive Program (EDIP) priorities and approach*
- *Byron General Plan Amendment*

Supervisor Piepho requested Will Nelson from the Department of Conservation and Development (DCD) to briefly explain potential new opportunities for the Byron Hotsprings property.

5. Byron General Plan Amendment (Department of Conservation and Development Staff, Review and Discuss)

This is a general discussion of the proposal process and responses received, project cost impacts, and anticipated project schedule.

Will Nelson reported:

- *Received two bid responses. The lower bid came from DUDEK and they are familiar with the County's processes and traffic studies.*
- *Contract should go to the Board of Supervisor's in July.*
- *Environmental Impact Report (EIR) should be completed by end of April 2016.*
- *There will be direct engagement with all potential stakeholders through the environmental process and other project public meetings.*

6. Airfield Construction Projects Overview (Review and Discuss)

This is a general discussion of anticipated near term airfield projects for each airport.

Keith Freitas gave a brief overview of the projects at Buchanan Field and Byron Airports.

- *Buchanan Field - East Ramp pavement project, estimated to cost \$1,300,000, will be funded by the Airport Enterprise Fund. Approximately 100 East Ramp hangar tenants will be relocated to vacant tiedowns. Hangar fees will be waived during the construction. Estimated start date is July 13, 2015. The work must be done during the summer due to the water table as the soil will be lime-treated and needs to be dry.*
- *Byron Airport - Rejuvenate all runways, taxiways, and portions of the ramp. Will coordinate closing only one runway at a time in order to keep one runway operational. Estimated to cost \$900,000 and pending FAA funding. If FAA funding is approved, estimated start date is September 2015.*
- *Keith explained that both the Buchanan Field and Byron Airport projects are FAA eligible, but FAA funding is limited and runways and taxiways are a higher priority than other facilities, i.e. pavement between East Ramp hangars, which is why the Buchanan Field project will be funded by the Airport Enterprise Fund.*

7. Airport Rates and Charges (Review and Discuss)

The Airports Division will be updating their rates and charges to create a more comprehensive and accurate list for existing and prospective new tenants and businesses. Airports staff has analyzed rates and charges of comparable airports in our region to determine what, if any, adjustments should be considered to better attract tenants and businesses to our airports. The Economic Development Incentive Program (see agenda item 8) participants have also recommended changes to make our airports more competitive. The AAC has reviewed and discussed this item at their April and May 2015 meetings. This is a general discussion of the rates and charges process and prospective changes that may be brought to the Board of Supervisors for review and consideration.

Beth Lee reported:

- *Updating Airport rates and charges hopefully by the end of the first quarter of 2016.*
- *Getting stakeholder input through Economic Development Incentive Program (EDIP) Stakeholder Committee and AAC meetings.*
- *Buchanan Field and Byron Airports currently do not charge recovery fees when an accident occurs at the Airports which closes a runway. This is one of the rate items under consideration.*

Mike Bruno of Sterling Aviation commented:

- *Contra Costa County Airports should freeze hangar fees in order to attract more tenants and be more competitive with surrounding airports.*

Supervisor Mitchoff requested:

- *A report of what the 2015 CPI increase for the hangars generates and how it impacts the Airport budget as well as Airport rates and charges as they compare to other airports.*

Airport Staff:

- *Will provide analysis of 2015 CPI hangar rate increase. Airport staff stressed that the goal of EDIP is to assess fees from a broader perspective and what the impact would be to raise, lower, or freeze rates with regard to the retention and attraction of tenants.*

8. Airport Economic Development Incentive Program (Review and Discuss)

This is a general discussion of EDIP's priority projects and activities, the estimated costs, and the potential implementation timeline.

Already covered under Airport Rates and Charges.

9. Airport Security Update (Review and Discuss)

This is a general discussion regarding security measure options, their estimated costs, and the expected implementation timeline.

Keith Freitas reported on prevention measures taken by Airport staff with regards to security issues at Buchanan Field:

- ***Airport staff is working overtime to cover random nighttime shifts to patrol both Buchanan and Byron Airports. No security issues reported since implementation.***
- ***Met with Airport businesses to raise awareness. Sheriff Department asked to increase patrols.***
- ***Getting estimates for closed-circuit tv (CCTV).***
- ***Looking at layered approach to provide the most effective security.***

10. The next meeting is tentatively scheduled for September 14, 2015.

11. Future Agenda Items

None

12. Adjourn

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For Additional Information Contact:

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