



# AIRPORTS COMMITTEE

September 14, 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: Dominic Aliano, District IV Representative  
Keith Freitas, Director of Airports  
Beth Lee, Assistant Director of Airports

1. Introductions
2. Review and Approve record of meeting for June 8, 2015 (Chair)

*June 8, 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).

*None*

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

*Ronald Reagan, Aviation Advisory Committee (AAC) Chair, gave the following report on the AAC meetings from June through September 2015:*

- *Mike Haus attended the September AAC meeting to present his ideas about the Vietnam Helicopter Museum. The AAC requested Mr. Haus to bring back to AAC a written business plan. Mr. Reagan's primary concern is that the project will not take revenue away from the Airport and does not add work obligations for Airports staff. Supervisor Mitchoff stated that the County cannot give the hangar away for free (gift of public funds) and has also requested Mr. Haus to provide a business plan.*

- *Two members made a presentation regarding an Aircraft Display Area being created for vintage aircraft at Buchanan Field. The same concerns regarding negative impact on Airport revenue and workload apply to this project.*
- *Construction project at Byron includes pavement enhancements and airfield signage. The East Ramp pavement project at Buchanan Field resulted in the relocation of over 100 hangar tenants to temporary tie-downs. It also resulted in making storage lockers available to tie-down tenants, which was one of the Economic Development Incentive Program (EDIP) items.*
- *EDIP projects are costly and Mr. Reagan raised concerns about affording Byron with the needs of Buchanan Field. He feels it is important to make Byron Economically viable to minimize financial impact to Buchanan Field.*
- *Two Tenant Recognition Awards were presented. Civil Air Patrol received an award for their volunteer efforts in the recovery of the Buchanan Field aircraft that went missing. Scott Achelis, Richard Johnson, and Roland Williams received an award for fulfilling the dream of an ailing young boy to fly in an airplane and participate in other aviation related activities.*
- *Mr. Reagan expressed concern about AAC subcommittees and the Brown Act. Supervisor Piepho clarified that when the two AAC members met regarding the Aircraft Display project, there were no notification requirements because they did not meet as a subcommittee and two members did not create a quorum. Supervisor Mitchoff recommended to post notice of meeting when in doubt.*
- *Supervisor Piepho thanked Mr. Reagan for his service on the AAC.*

#### 5. Airport Development Proposals (Review and Discuss)

The Airports Division has received letters of interest to develop an approximate 7 acre site and 0.86 acre site for aviation uses and a 4.5 acre site for commercial non-aviation use at the Buchanan Field Airport. In accordance with discussions with the Federal Aviation Administration's Airports District Office (ADO) staff and the Contra Costa County Airports Minimum Standards regarding development requests, the Airports Division solicited for other competitive interest for each prospective development area. There was no competitive interest in any of the three development sites. This is a general discussion of the potential new developments that may be brought to the Board of Supervisors for review and consideration.

- *Beth Lee gave a brief update on the 0.86 acre, 7 acre, and Parcel C, which are three new potential development opportunities. An alternative (more environmentally friendly) fuel source, MOGAS, may be offered temporarily at Buchanan Field.*
- *Supervisor Mitchoff inquired about Montecito Aviation Group and status regarding development on the Airport. Ms. Lee responded that the 0.86 acre and 7 acre parcels have been taken to the Board for approval to start lease negotiations. She hopes to have something from Montecito Aviation Group regarding the 0.86 acre parcel by the end of the month. Keith Freitas added that it is not uncommon for these negotiations to fall through.*

#### 6. Airfield Construction Projects Overview (Review and Discuss)

This is a general discussion of the East Ramp Pavement project construction status at the Buchanan Field Airport (fully funded by the Airport Enterprise Fund) and the upcoming Pavement Rehabilitation project for the Byron Airport.

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

- *Byron Airport - Received FAA Grant for Approximately \$813,000 for pavement rejuvenation, to remove pavement markings and repaint them, and replace airfield signage. Mr. Freitas will meet with the Patriots Jet Team, Northern California Soaring Association, and Bay Area Skydiving to work through scheduling issues.*
- *Buchanan Field - East Ramp hangar pavement project is a 2 1/2 month project costing approximately \$1,500,000 funded by the Airport Enterprise Fund.*

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

This is a general discussion of the Airports Division recommended priority projects and activities which was developed from the EDIP and AAC ranking input.

- *Beth Lee provided copies of the Economic Development Incentive Program (EDIP) list of the Airports Division recommended priority projects and programs based on input received. Projects that move forward will be paid out of the Airport Enterprise Fund and FAA grant funding (if relevant).*
- *A suggestion was made to have the Director do a presentation at the Board meeting including priorities with costs associated and provide a cost/benefit analysis for the projects.*
- *The question was raised how to prioritize the projects in each category. This is something that will be discussed at a future meeting.*

8. Airport Security Update (Review and Discuss)

This is a general discussion regarding security measure options.

*Keith Freitas gave a quick recap of past security issues and various changes that have been implemented or are under consideration to address problems: signage, closed circuit tv, working with Sheriff Department, upgrading lights to LED, random over-time staff changes, security gate and fence improvements. It is a multi-layered process to appropriately address these security issues. Nighttime thefts have been mitigated since implementation of these measures, but there are still some daytime theft issues.*

9. The next meeting is tentatively scheduled for December 14, 2015.

10. Future Agenda Items

*None*

11. Adjourn

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*Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Airports Committee less than 96 hours prior to that meeting are available for public inspection at 550 Sally Ride Drive, Concord, during normal business hours.*

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*Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.*

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For Additional Information Contact:

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