

Minutes For March 30, 2004

The Solano County Board of Supervisors met in adjourned session at the Nut Tree Airport on this day at 9:05 a.m. The meeting was called to order by Chairman Silva followed by the Pledge of Allegiance and a moment of silence. Present were Supervisors Kondylis, Kromm, Vasquez, and Chairman Silva. Supervisor Forney was excused. Chairman Silva left the meeting at 10:30 a.m.

APPROVAL OF AGENDA

On motion of Supervisor Kondylis and seconded by Supervisor Kromm, the Board acted to approve the submitted Agenda, incorporated herein by reference. So ordered by a vote of 4-0; Supervisor Forney excused.

ORDERS

(Item 6) DISCUSSION OF THE MISSION AND VISION, AIRPORT PLANNING PROCESS AND PROJECT EVALUATIONS OF THE NUT TREE AIRPORT, CONDUCTED

Kathy Gibson, County Administrator's Office, gave a brief introduction to the information contained in the Agenda Submittal from her department dated March 30, 2004, incorporated herein by reference, regarding issues related to the Nut Tree Airport: its mission and vision, airport planning process and project evaluations.

Jeff Kohlman, Aviation Management Consulting Group, presented a visual presentation, incorporated herein by reference, beginning with Airport Planning, Strategic Business Planning, Airport Master Planning, and the Airport Layout Plan.

Responding to questions posed by Supervisor Vasquez regarding how often the layout plan should be updated, Mr. Kohlman noted the layout plan should be updated every 2 to 3 years. Mr. Kohlman continued the presentation outlining the Planning Documents Elements, Capital Improvement Plan.

Supervisor Kondylis posed a question regarding the building out of the airport facility, and based aircraft; Mr. Kohlman discussed management of capacities, ways to maximize the airport land to accommodate more aircraft, and managing for the demand. Mark Schutt, Mead and Hunt, also discussed looking at a ten to twenty year window, and noted the constraints of urban airports.

Mr. Kohlman continued the presentation outlining the Key Area-Strategic Business Plan, Management Section, Strategic Business Planning, and the Nut Tree Airport...Prospective Land uses, Prospective User Groups and Prospective Airport Benefits.

There was a brief discussion on the development of a vision and mission statements, the importance of including all the stakeholders in the Strategic Business Plan process.

Mr. Kohlman discussed the importance of developing the Strategic Business Plan and working together with the prospective user groups, the prospective land uses, and prospective airport benefits.

Responding to questions posed by Supervisor Kromm regarding the infrastructure planning and targeting business users, the mix of large versus small hangers, Mr. Kohlman noted there are different profiles of users, and Mr. Schutt noted business users would generally be looking for a larger scale operation. Mr. Kohlman noted do not get confused when you discuss recreational business with the size of the aircraft...they are two different things. Mr. Kohlman outlined the additional needs for a business-focused airport.

Supervisor Vasquez noted the difficulties in formulating a long-range plan, the changing markets, the need for a fluid process, and questioned how to plan for today with keeping the options available for the future, Mr. Kohlman feels the plan needs to be designed to be able to modify the direction if needed, and to develop a mission and vision with a plan that is on a path with an ultimate goal.

There was a short discussion regarding recreational users, business users, and the pros and cons to business users being located at small local airports.

Responding to comments by Chairman Silva that the Nut Tree has primarily been a recreational destination airport, the limited amount of land available, feels the mission is to accommodate business in the local area that needs an airport, and that there needs to be a combination of users, Mr. Kohlman noted support for the local businesses versus supporting outside businesses.

There was a brief discussion regarding funding from grants, and the continuing funding from

the Federal Government, restrictions on aircraft due to the length of the runway, and regulating rates.

Chairman Silva noted with pressures continuing on the airport, it is more important than ever to have a balanced approach of the users, and the importance of protecting the recreational users.

Responding to questions posed by Supervisor Kondylis regarding revenues, and the subsidies with property taxes, Mr. Kohlman noted different ways to generate revenues in addition to hangar rental and fuel, and discussed trends in aircraft use.

Mr. Kohlman further discussed commercial users, the prospective land uses, and prospective airport benefits.

Supervisor Kromm noted the need for public input on crafting the vision and mission, recommended the task be given to the Blue Ribbon Committee, and discussed the possibility of having a significant business segment at the airport.

Vice-Chairwoman Kondylis noted that the stakeholders should be included in the development of the vision and mission.

Supervisor Vasquez briefly discussed the Blue Ribbon Committee, noted the understanding of how important the Nut Tree Airport is, the need to let the public know why the airport is so important to the entire County, and the needs of the citizens of the County.

County Administrator Michael Johnson discussed the importance of moving forward with the action items on the agenda.

Vice-Chairwoman Kondylis noted consensus to delegate the vision, the mission and the Business Plan to the Blue Ribbon Advisory Committee, with the input and insights of the Board taken into consideration.

There was a brief discussion regarding the recruitment of a new Airport Manager, and the placement of the Nut Tree Airport in the County organizational structure.

(Item 7A) SUBMISSION OF TWO GRANT APPLICATIONS TO THE FEDERAL AVIATION ADMINISTRATION RE UPDATING THE AIRPORT MASTER PLAN AND VARIOUS IMPROVEMENTS AT THE NUT TREE AIRPORT, APPROVED

The Board was provided with an Agenda Submittal from the Department of Transportation dated March 30, 2004, incorporated herein by reference, regarding applying for a grant for funding to update the Airport Master Plan, and to apply for a grant to provide funding to accomplish various improvements.

(NOTE: For action on this matter see below.)

(Item 7B) NUT TREE CAPITAL PROJECT LIST, APPROVED FOR SUBMISSION TO THE FEDERAL AVIATION ADMINISTRATION

The Board was provided with an Agenda Submittal from the Department of Transportation dated March 30, 2004, incorporated herein by reference, regarding the Airport Capital Improvement Plan.

(NOTE: For action on this matter see below.)

(Item 7C) RESOLUTION NO. 2004-049 AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR A STATE MATCHING GRANT FOR IMPROVEMENTS TO THE NUT TREE AIRPORT, ADOPTED

Paul Weise, Department of Transportation, reviewed the information contained in the Agenda Submittal from the Department of Transportation dated March 30, 2004, incorporated herein by reference, regarding advertising for bids for the construction of the Taxiway Realignment, and authorizing the Director of Transportation to apply for a State Matching Grant. This project would be a safety improvement between the runway and the taxiway would bring it up to Federal Standards.

Responding to questions posed by Supervisor Vasquez regarding a shaded area at the ends of the runway if it was being included in the runway, Mike Schutt, Mead and Hunt, noted that portion is a blast protection area and is not designed to be used as runway. Supervisor Vasquez expressed concern that there is a trench across this area, and it should be repaired so it can be used in case of an emergency.

(Item 7D) TRANSPORTATION DIRECTOR TO REQUEST PROPOSALS RE DESIGN AND CONSTRUCTION OF HANGARS AND WASH RACK AT THE NUT TREE AIRPORT

Paul Weise, Department of Transportation, reviewed the information contained in the Agenda

Submittal from his department dated March 30, 2004, incorporated herein by reference, regarding authorizing the Director of Transportation to issue a Request for Proposals for the design and construction of hangars and a wash rack at the Nut Tree Airport. Mr. Wiese noted that prior to any additional hangars being built the City of Vacaville is insisting, that for fire protection purposes, that a twelve-inch water line be constructed running through the airport. The City of Vacaville wants some County funding for the waterline, which has not been budgeted. There are negotiations going on with the City of Vacaville relative to easements along Monte Vista Avenue on Airport property which may be used as a negotiating tool.

Responding to questions posed by Vice-Chairwoman Kondylis regarding Federal and State funding, Supervisor Vasquez noted the State usually loans money through a revolving fund at a low interest rate, and Federal funds are usually grants for infrastructure projects.

There was a brief discussion regarding the proposed waterline, costs of the water line, when the County became aware of this line, and where the line is going.

Responding to questions posed by Supervisor Kromm regarding the monthly hangar rent, hangar size, the use of hangars, and if there are annual inspections of the hangars, Kathy Gibson, County Administrative Office, noted the rent would be \$360 for a 1,000 square foot hangar, you are required to have an airplane to rent one of the hangars, and there are no annual inspections.

There was a brief discussion regarding an analysis of hangar lease rates at other small airports.

Responding to questions posed by Supervisor Kromm regarding building the hangars without installing the water line, no funding for the waterline, and if there are other areas at the airport for other kinds of development, Mr. Wiese noted the hangars can be built, but the City of Vacaville will not issue a certificate of occupancy until the waterline is in place. Mr. Wiese feels the project should go out to bid, and to pursue other avenues to obtain the funds to install the waterline possibly through the sale of property. The Board could direct the department to get bids, but that no awards would be made until the issues of the waterline have been worked out. Based on discussions, the best potential for future growth would be on the east side of the airport, and Mr. Wiese outlined the area surrounding a weather station, the building line, and possible options for the weather station.

Jim Ferreira, Vacaville, discussed how he became interested in flying and how he has progressed with aviation over the last 10 years, discussed the need for the wash rack, the importance of having the Air Fair to give the public the opportunity to be exposed to aviation.

Bernie Vasquez, Vacaville, discussed the opportunities and positive influence he has had starting as a boy in working at the airport and getting the exposure to aviation, how the airport is a part of the community, asked the Board to move forward with hangars and wash rack, wants to ensure the small plane recreational users still have room here, and to keep the rents reasonable.

Curt Fargo, Vacaville, discussed the need for an experienced airport manager to properly manage the airport, voiced concern with the insinuation of fighting fuel fires with water, which would create larger problems. Mr. Fargo questioned if the County was compensated for the Horse Creek Lift Station that was built on airport property by the City of Vacaville, and voiced concern that in 2001 the public was told the funds to build the wash rack were already acquired and where is that money, and discussed the use of public funds for many types of public facilities such as the airport, marinas, and ball fields.

Lloyd Tincher, Suisun, representing some of the private aircraft owners, noted support for moving forward with the hangars and wash rack, the importance of hiring a highly qualified airport manager, and commended Duncan Miller for the help he has given the young people in the community through aviation.

Frank Gerstenkorn, urged the Board move forward with the projects, these projects have been in the works for a number of years, discussed delays, the problems created in fighting fuel fires with water, feels the Aviation Advisory Committee (AAC) can serve the Board well, supports splitting the Airport Landuse Advisory Commission (ALAC) and the AAC, and urged caution with regards to the City of Vacaville.

Louis Tobin, President Solano Pilots Association, the association supports all the items presented and urged moving forward with building the hangars, discussed possible assistance available through the Federal government to fund the water line, discussed the importance of the taxiway extension for a precision approach, and urged the Board move forward with the projects.

Fred Lewis, discussed the high caliber of people the airport has attracted, the success of the Doolittle Raiders event, support of the airport community, and feels the Board should capitalize on the opportunity to improve this airport.

Supervisor Kromm noted the need for balance of small and large aircraft, would like to see more business investment at the airport, feels there are more issues with the water line with the City of Vacaville and the need to work with the city.

Assistant County Administrator Darby Hayes feels the water line is an opportunity to work with the

City of Vacaville since they are interested in property on Monte Vista Road that would facilitate realignment plans.

Responding to questions posed by Vice-Chairwoman Kondylis regarding people wanting to be on the Blue Ribbon Committee, Ms. Gibson noted John Foster has created a website for the Nut Tree Airport, and discussed some of the outreach measures.

There was a brief discussion regarding the underground facilities needed for the wash rack/pollution control device, and the special Federal and State requirements to process the water from such a wash rack.

On motion of Supervisor Vasquez and seconded by Supervisor Kromm, the Board acted to approve (7A) the submission of two Federal Aviation Administration Grant Applications to update the Airport Master Plan and various improvements at the airport; (7B) to approve the Nut Tree Capital Project List for submission to the Federal Aviation Administration; and (7C) to adopt Resolution No. 2004-049 authorizing the submittal of an application for a State matching grant for improvements to the Nut Tree Airport. So ordered by a vote of 3-0; Supervisor Forney and Chairman Silva excused.

Supervisor Vasquez noted, if approved, the proposal would be put out for bids on the construction of the hangars and the wash rack, but there is the possibility that if funding is not secured these projects may not happen. Supervisor Vasquez discussed the need for communication so everyone knows what is going on, the capitol improvement plan does present a plan for the next three years, there are about 44 people waiting for 30 hangars, the importance of a business plan, and the need to move forward and open up as much ground as possible.

Responding to comments by Supervisor Kromm regarding monetary deposits to be placed on the hangar waiting list, and subletting hangars, Ms. Gibson noted the waiting list is being done in chronological order, a deposit of \$150 is required to be placed on the hangar waiting list, and that hangars can not be sublet.

Responding to questions posed by Supervisor Kromm regarding attracting a wider base of users, Mr. Kohlman noted the hangars must be issued on a first come first serve basis.

County Counsel Dennis Bunting noted the Board of Supervisors must make the final determination and award of a contract.

On motion of Supervisor Vasquez and seconded by Supervisor Kromm, the Board acted to authorize the Transportation Director to issue RFP's for the design and construction of hangars and a wash rack, and the final award of the agreement be brought back to the Board. So ordered by a vote of 3-0; Supervisor Forney and Chairman Silva excused.

ADJOURN - This meeting of the Board of Supervisors adjourned at 12:02 p.m.

JOHN F. SILVA, Chairman

Maggie Jimenez

Clerk to the Board of Supervisors

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JOHN F. SILVA, Chairman

Maggie Jimenez
Clerk to the Board of Supervisors