

**UNOFFICIAL MINUTES OF THE
Salinas Airport Commission Meeting
Thursday, February 22, 2018
City Council Rotunda, 200 Lincoln Avenue**

CALL TO ORDER: Chairperson Robert McGregor called the meeting to order at 6:00 p.m.

PRESENT: Commissioners: Diane Ausonio, Richard Fors, Sue Purvis, Jim Shumaker and Chairperson Robert McGregor

ABSENT: Commissioners: Paul Gail Johnson and Wes White

STAFF PRESENT: Brett Godown, Airport Manager, and Earl Paisant, Operations Supervisor, and Chris Schlough, Administrative Secretary

CONSENT

ID#18-097 Approval of Minutes for meeting held on December 12, 2017

Upon motion by Commissioner Shumaker and second by Commissioner Ausonio, the Minutes of December 12, 2017 were approved by the following votes: Ayes: Commissioners: Ausonio, Fors, Purvis, Shumaker and Chairperson McGregor. Noes: None. Absent: Commissions: Johnson, and White. Abstained: None.

ID#18-098 Operations Report / Fuel Flowage Report

Upon motion by Commissioner Shumaker and second by Commissioner Ausonio, the Operations Report and the Fuel Flowage Report for January 2018 were approved by the following votes: Ayes: Commissioners: Ausonio, Fors, Purvis, Shumaker, and Chairperson McGregor. Noes: None. Absent: Commissions: Johnson and White. Abstained: None.

CONSIDERATONS

ID#18-106 Approving Plans and Specifications and Directing Notices to Bidders for the Salinas Municipal Airport Runway 13-31 and Runway 8-26 Rehabilitation; CIP No. 9275 (FAA AIP NO. 3-06-0206-27)

Mr. Godown introduced and requested the Airport Commission move the item forward to the City Council with a recommendation to approve Plans and Specifications and Directing Notices to Bidders for the Salinas Municipal Airport Runway 13-31 and Runway 8-26 Rehabilitation; CIP No. 9275 (FAA AIP NO. 3-06-0206-27).

Mr. Godown began with the presentation to explain what the Plans and Specification would cover and the time frame that will be scheduled in order to meet the guidelines by the FAA. Mr. Godown anticipates this project to be completed within one year.

Public Comment received from Akousa Nobles asking how people will be notified and made aware of future information regarding this matter. Mr. Godown responded through Public notifications for the Airport Commission meetings and the City of Salinas Website.

Upon motion by Commissioner Shumaker and second by Commissioner Ausonio, the Airport Commission approved to advance the item and forward to the City Council with a recommendation to approve the Plans and Specifications and Directing Notices to Bidders for the Salinas Municipal Airport Runway 13-31 and Runway 8-26 Rehabilitation; CIP No. 9275 (FAA AIP NO. 3-06-0206-27) to be opened on April 24, 2018, by the following votes: Ayes: Commissioners: Ausonio, Fors, Purvis, Shumaker, and Chairperson McGregor. Noes: None. Absent: Commissioners: Johnson and White. Abstained: None.

ADMINISTRATIVE REPORTS

ID#18-099 Fuel Flowage Fees for January 1, 2017 through December 31, 2017

Mr. Godown stated that the Commission requested a report on the check dollar amount for the Fuel Flowage Fees and this report reflects the information as requested.

ID#18-100 2018-2019 Salinas Municipal Rates and Fees Schedule

Mr. Godown provided an introduction to the Airport Commission for the 2018-2019 Salinas Municipal Rates and Fees Schedule that would become effective July 1, 2018, by using the San Francisco Consumer Price Index (CPI). Mr. Godown stated he would be reaching out to Salinas Owners Pilots Association (SOPA) and checking to see if there are any Airports they would like included in the survey.

Commissioner Purvis commented that she likes the idea of addressing this item every year and not waiting two years.

Public comment provide by David Welsh, stating he is a new tenant at the Salinas Municipal Airport coming from Santa Clara County Airports that have run-away rents and some airports in that area have a 60% vacancy due to compounding increases and he encourages Salinas Municipal Airport to keep that in mind.

ID#18-101 Comprehensive Hangar Preventative Maintenance Inspections

Mr. Godown stated the Comprehensive Hangar Preventative Maintenance Inspections commenced on February 7th and as of today the North side has been completed, next week airport staff will begin on the South side of the Airport. Additionally, as the Inspections are taking place airport staff is questioning more people on the non-aeronautical uses of the hangars as the primary use of the hangar.

Commissioner Shumaker commented that his hangar doors are working much better and thank the airport staff on the preventative maintenance that has been performed.

ID#18-102 Salinas Municipal Airport Hosting Open House Event – Fireworks Display for 4th of July 2018

Mr. Godown informed the Airport Commission that the Salinas Municipal Airport Hosting Open House Event – Fireworks Display for 4th of July 2018 would not be taking place as no Non-Profits wanted to take this project on at this time.

ID#18-103 Exclusive Negotiating Rights Agreement with RN Borelli, Inc. for Property Located at the Salinas Airport

Mr. Godown informed the Commission that the Salinas Municipal Airport is entering into an Exclusive Negotiating Rights Agreement with the RN Borelli, Inc. to construct commercial light industrial buildings on the property located at the Salinas Municipal Airport in the front core area which consists of approximately 13-acres located between Airport Blvd and Mortensen Avenue.

The Commissioners had comments and asked several questions. Mr. Godown responded to all of the questions and also informed the Commission this item will be brought back to the Commission again in the future with more details and information to share as the negotiations progress. Mr. Godown stated he already met with the Salinas Airport Business Association (SABA) to provide information.

Public Comment received from Akousa Nobles inquiring as to how people from outside of the area that service the Salinas Municipal Airport will be informed of these negotiations. Mr. Godown responded through Public Notifications and also took Ms. Nobles contact information to talk with her after the meeting as she had to leave.

Public Comment received from Lori Atkinson on behalf of Salinas Airport Business Association (SABA) regarding concerns on the traffic impact and traffic improvements that would need to happen if this project goes forward.

Public Comment received from David Welch requesting that when developing this project with light industrial building to keep in mind the aesthetics of the buildings should match the surrounding airport.

ID#18-104 Corporate Hangar Development, City of Salinas

Mr. Godown informed the Airport Commission that the City is investigating taking on a Corporate Hangar Development project on at the Airport which will be located on the Tower Parcel which includes three to four acres of land and hoping this project will move forward in 2019. The City would be partnering with a private company to develop the Corporate Hangars. The project would be funded with a long term, low interest loan and the City would need to develop a financial instrument to guarantee the loan payments through long terms leases. There is a local company that has submitted a business plan that is under review.

ID#18-105 Monterey County Airshow Association – Change in Leadership

Mr. Godown announced that Bruce Adams, Executive Director of the Monterey County Airshow Association was unable to negotiate his contract with the Monterey County Airshow Association and at this time Don Chapin, III, President of the Board and a few others are sharing the responsibilities and duties of the Airshow until they can hire an Executive Director.

ANNOUNCEMENTS

None.

GENERAL PUBLIC COMMENT

None.

FUTURE AGENDA ITEMS

NEXT MEETING DATE:

The next meeting is scheduled on Thursday, March 22, 2018 at 6:00 p.m.

ADJOURNMENT

The Airport Commission meeting was adjourned at 7:05 p.m.