

**AGENDA
CITY OF WATSONVILLE
WATSONVILLE AIRPORT
ADVISORY COMMITTEE
MEETING**



Working with our community to create positive impact through service with heart.

Values: Teamwork, Integrity, Honesty, Service and Respect

Marjorie Bachmann - Representing Monterey Bay Ninety-Nines
Glen Ceresa - Representing Airport Area Residents residing in County
Dave Guerrieri - Representing on field Aviation Business Community
Orry Korb - Representing Watsonville Pilots Association
Larry Lease - Representing Business Community
Scott Randolph - Representing Experimental Aircraft Association#119
Joe Shelton - Representing Airport Area Residents residing in City

IF YOU CHALLENGE ANY ACTION APPEARING ON THIS AGENDA IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC MEETING DESCRIBED ON THIS AGENDA, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK PRIOR TO, OR AT, THE PUBLIC MEETING.

Remote Teleconference Meeting

Airport Zoom: <https://cityofwatsonville-org.zoomgov.com/j/1602455048>

Or iPhone one-tap: +16692545252,,1602455048#

Or Telephone: +1 669 254 5252 or +1 669 216 1590

Webinar ID: 160 245 5048

Americans with Disabilities Act



If you wish to attend a meeting and you will require assistance in order to attend and/or participate, please call the Watsonville Municipal Airport at least three (3) business days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.



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Wednesday, April 27, 2022, 7:00 p.m.

Pages

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS & ORAL COMMUNICATIONS

This time is set aside for members of the general public to address the Watsonville Airport Advisory Committee on any item not on the Agenda, which is within the subject matter jurisdiction of the Watsonville Airport Advisory Committee. No action or discussion shall be taken on any item presented except that any Committee Members may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Watsonville Airport Advisory Committee will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. Any Committee Member may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED TO ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

3.a. ORAL COMMUNICATIONS FROM THE PUBLIC & COMMITTEE

4. CONSENT AGENDA

All items appearing on the Consent Agenda are recommended actions which are considered to be routine and will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Chair will allow public input prior to the approval of the Consent Agenda.

4.a. MOTION APPROVING MINUTES OF JANUARY 26, 2022

5. ITEMS REMOVED FROM CONSENT AGENDA

6. PRESENTATIONS AND REPORTS

6.a. FAA PRESENTATION

6.b. DIRECTOR'S REPORT

1. OPERATIONAL UPDATES

- FORMATION FLYOVERS
- CONTINUED SPEEDING ON RAMP
- ACCESS GATE UPDATE

2. ADMINISTRATIVE UPDATES

- STATUS OF AIRPORT MASTER PLAN UPDATE

3. FINANCIAL UPDATES

- Q3 FINANCIAL REPORT
- AIRPORT BUDGET FINANCE QUESTIONS

4. COMMUNITY OUTREACH

- STATUS OF FOURTH GRADE FIELD TRIP

7. NEW BUSINESS

- a) Committee Questions & Input
- b) Public Input
- c) Appropriate Action

7.a. BYLAWS UPDATE

CONFIRMATION OF COMMITTEE MEMBERS TERMS OF SERVICE

8. ADJOURNMENT

The next Committee meeting will be held on July 27, 2022.

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day and on the City of Watsonville website at <https://www.cityofwatsonville.org/1654/Watsonville-Airport-Advisory-Committee>.

Materials related to an item on this Agenda submitted to the Committee after distribution of the agenda packet are available for public inspection in the Watsonville Municipal Airport (100 Aviation Way) during normal business hours.

Such documents are also available on the City of Watsonville website at: <https://www.cityofwatsonville.org/1654/Watsonville-Airport-Advisory-Committee> subject to staff's ability to post the document before the meeting.

Minutes

**Regular Meeting of the Watsonville Airport Advisory Committee
Council Chambers
275 Main Street, 4th Floor, Watsonville, California
Minutes**

January 26, 2022

7:00 PM

1. ROLL CALL

Marjorie Bachman (Monterey Bay 99's), Larry Lease (Non-Aviation Business), Glen Ceresa (County Resident), Dave Guerrieri (Airport Fixed Based Operator), Orry Korb (Watsonville Pilot's Association), Joe Shelton (City Resident) Scott Randolph (EAA #119).

Absent: N/A

Staff member present: Airport Director, Rayvon Williams, Assistant Administrative Analyst, Alexandra Aguado

2. PLEDGE OF ALLEGIANCE

Lead by Glen Ceresa

3. COMMUNICATIONS

A. Oral Communications from the Commissioners & Members of the Public
None

4. CONSENT AGENDA

A. Motion Approving Minutes for October 27, 2021 Meeting- Motion was initiated by Randolph and Seconded by Ceresa. Minutes passed.
WAAC discussed changing Minutes prep to shorten results.

5. ITEMS REMOVED FROM AGENDA

None

6. PRESENTATIONS & REPORTS

6.a. Director's Report

1. Operational Updates

a. **Fuel Island Reconfiguration**

- ❖ Airport was able to logically remove and replace UL94 fuel by doing the following: pump fuel out, scrub the tank, order UL94 fuel as well as 100LL. Now there is only 1 (one) UL94 pump, which is the one facing west.
- ❖ In 2 months, we sold 6 times as many gallons of 100LL off of one pump as we did of UL94 in the two pumps.
- ❖ UL94's shelf life is over a year.

- ❖ UL94 units sold have increased slowly but regularly since day 1.
- ❖ Guerrieri suggested that the Airport replace Jet-A with SAF. Staff will schedule a call with World Fuels. Staff will begin research only if fuel provider offers SAF.
- ❖ World Fuels, our fuel provider, paid for the new fuel pumps per our contract.
- ❖ We must meet the fuel volume for 100LL per our contract.

b. Fuel Farm Loading Rack Modification

- ❖ The County of Santa Cruz ordered the airport to build a secondary container locker for all piping around pumps. This will cost around 30K and it must be completed otherwise they will shut us down.
- ❖ Korb asked if the airport has funds to pay for the modifications. Williams responded, yes. The funds will come from airport maintenance/infrastructure account.

c. Hangar Inspections

- ❖ Commenced on January 26, 2022 at 7:00am.
- ❖ The data we are collecting in regards to the aircraft in the hangars must be submitted to the County of Santa Cruz for tax purposes.
- ❖ Staff is verifying that hangars have a fire extinguisher, no smoking sign and a drip pan.
- ❖ Fire extinguishers are being serviced at no cost to tenant, if they are serviceable. We are not servicing fire extinguishers that require hydro testing.
- ❖ Per Williams, half way through the hangar inspections and he believes that we will need to refer some hangar to the Fire Marshal.
- ❖ Randolph shared that a permit holder received a fee for \$165, months after the hangar inspections. Permit holder claimed that neither he or the Fire Marshal thought there were any problems with the hangar at time of reinspection.
- ❖ The airport will notify tenants who have housekeeping issues by letter and provide them a reinspection date. If tenant does not comply at time of reinspection they will be referred to the Watsonville Fire Department.
- ❖ If a permit holder would like to be present at time of inspection, they will need to contact Sam Rosas.

d. Boneyard Aircraft

- ❖ After 4 years, the airport has been able to track down two of the aircraft owners and make progress relative to either bringing aircraft back to an airworthy condition or removing from the field. Given the outstanding balance due to the enterprise fund on two of the aircraft, the airport will most likely act to auction the aircraft in accordance with all legal avenues available.

2. Administrative

a. Ella's at the Airport

- ❖ The City Council approved Ella's at the Airport's Appeal.
- ❖ Ella's at the Airport is expected to sign the proposed lease and execute an assignment with Chielo Apac.

b. SkyDive Surf City

- ❖ GoJump Santa Cruz let their lease expire.
- ❖ The City of Watsonville and SkyDive Surf City entered a new lease and they are back on the field. Nothing changed, they still have the same operation. Jacklyn Foust and Volkers Hagg are co-owners.

- c. **Specialized Helicopters**
 - ❖ Chris Gularite was able to take on the upstairs space at 150 Aviation Way with the exception of the conference room and Strawberry Aviation's current leasehold.
 - ❖ Sundance Berry Farms is in the conference room located at 150 Aviation Way, Suite 201.
- d. **Pacific Air Care**
 - ❖ Pacific Air Care's current Lease agreement ends in December, 2022 and the lease will not be renewed.
 - ❖ Their Lease, included parking we did not have the right to lease. Pacific Air Care did not agree to a compromise.
 - ❖ Pacific Air Care brought legal action against the City of Watsonville and the Watsonville Airport. The Municipal Airport settled the suit.
 - ❖ Hertz may or may not leave. They did not want to park in the parking lot next to the terminal building.
 - ❖ The hangar space will be in the open market for leasing.

3. Financial

- ❖ Fund balance is 200K.
- ❖ 300K spent in the United Flight Services lawsuit.
- ❖ 100K spent in the Pacific Air Care settlement.
- ❖ City's legal expenses/attorney fees were paid in the previous period.
- ❖ Building Better Airports Across America (Federal Program)- Watsonville Airport was granted 295K per year for 5 years (FY 22-26).
- ❖ Airport will bank funds until we have enough to fund ACIP projects.

4. Community Outreach

- ❖ "Pint for a Pint" Blood Drive- March 26, 2022
- ❖ Fourth Grade Field Trips- March 18, 25, April 22, 29, May 6 and 20. The students will visit the following businesses; EAA Chapter 119, CALSTAR, Specialized Helicopters and Skydive Surfcity Santa Cruz.
- ❖ Airport Tour for new District 2- Council Member Vanessa Quiroz- Carter

7. NEW BUSINESS

7.a. Update on the Status of the Nordic Naturals Land Swap

- ❖ The Airport and Nordic Naturals are waiting for the FAA to respond and authorize a formal application for the land swap.
- ❖ Nordic Naturals continues to express interest.
- ❖ The airport intends to proceed but the FAA may not allow it.
- ❖ WAAC voted against the land swap. The airport holds a different position.
- ❖ Bachman reiterated that until the City's General Plan has the Airport Land Use Plan adopted into it, there should be no permits approved for airport land use in the safety zones.
- ❖ The CDD's plan is to issue a Request for Proposal (RFP) for the General Plan; the RFP for consultants will be issued in the summer (June/July). The consultants normally have sub consultants that have aviation experience to complete the Airport Land Use Compatibility Plan.
- ❖ WPA & City- CEQA Litigation
 - Parties are required to hold informal settlement discussions. There is nothing to report. Discussions are confidential.
- ❖ Guerrieri asked what it will take for the WAAC to change the airport's mind regarding the land

swap.

- Williams responded that the airport wants Zone 5. In addition, the airport management is open to suggestions/ ideas.
- ❖ The WAAC should brainstorm with CDD and try to compromise.
- ❖ If there is a continued concern about the land swap and other alternatives, airport management is more than willing to bring members of the WAAC and CDD together for further discussion.
- ❖ The WAAC continues to state its opposition to the land swap.
- ❖ The WAAC continues to state that in their view, even if the FAA says to move forward and it goes before the council, there will be objections. There is no permit that can be issued for construction in a safety zone until there is a General Plan.

7.b. Update on the New Gate Entry Procedures

- ❖ The airport will work with City IT.
- ❖ The airport is looking to implement a structure (similar to what other departments within the city use) that does not have an impact on aviation.
- ❖ The airport will have the safety phasing plan draft done by the end of March.
- ❖ This project will be budgeted for the upcoming fiscal year, after July 1, 2022.
- ❖ Williams committed to providing a timeline of plans by the next WAAC meeting, April 27, 2022.
- ❖ Input will be considered and if not appropriate, airport management will thank WAAC for the input and move on.
- ❖ The airport is unsure if the clickers will continue working once the gate cards are implemented.

7.c. Update on the Status of the Project at 547 Airport Blvd.

- ❖ No updates, project at 547 Airport Blvd. is in litigation.
- ❖ Marjorie to email Williams asking for specific information regarding the application process.
- ❖ The WPA has instituted legal proceedings against the City. The litigation was filed under CEQA. It is in the very early stages of litigation and the parties are in mandatory early settlement discussions.
- 2 causes of action:
 - under CEQA
 - Against the city raising the question of whether the city can approve any permits pending the approval of an amendment of the General Plan. If the WPA is successful, they will block any projects.
- ❖ The WAAC should try to reason with the City.

7.d. Update on the Status of the Proposed Self-Storage Unit

- ❖ The CDD stated that since they already presented the project to the WAAC, no further information was available to share with the WAAC.

7.e. Update on the Proposed City Water Tower Reservoir

- ❖ Complete seismic study/tank design. This pushed back the schedule about 8-10 months.
- ❖ Regulatory outreach.
- ❖ Solicit bids.
- ❖ The notice to proceed will be in early summer of 2023. Construction will begin 12 weeks after notice to proceed.
- ❖ Construction completion is early summer of 2024.
- ❖ Guerrieri asked if the FAA had approved the proposed water reservoir. Williams replied, yes.

- ❖ Williams to send FAA approval documents to Korb and Randolph.
- ❖ There will be appropriate language and specifications included in the contract materials.
- ❖ There is a 5-year lease with a 5-year option for a total of 20 years. The revenue from reservoir will go to the Airport Enterprise Fund. At the end of 20 years, the airport will renegotiate with the city.

7.f. Land Swap for Lumber Yard Land

- ❖ Williams to reach out to CDD director to ask for input regarding the land swap.

Bachman reminded the pilot organization representatives that the WAAC By-Laws require they notify their membership of the upcoming WAAC meetings and provide their membership with a summary of discussions and actions taken during the meeting. Please review the by-laws.

ADJOURNMENT – at 9:16 PM

The next Committee meeting will be held on April 27, 2021