



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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JOHN BENCOMO
DIRECTOR

MINUTES

Joint Meeting – Aviation Advisory/Airport Development Advisory Committees
March 16, 2000

1. The Meeting was called to order at Lillard Hall, Yolo County Airport, at 7:35 p.m.

Committee Members Present:

AAC

Kanoff	no
Hancock	yes
Ropke	no
Kinkle	no
Morris	yes
Price	yes
Dowling	yes

ADAC

Buchan	yes
Foe	yes
Defty	yes
Parrella	yes
Bauer	no

BOARD LIAISON

Pollock	yes
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COUNTY STAFF

Drack, Airport
Development Mgr.
Mark Krummenacher,
Bob Johnston,
Auditor-Controller's
Office

TENANTS AND GUESTS:

Greg Kyser, Bruce Watts, Milton Watts, Peter Cheng, Doug Svenson, Dan O'Brien, Duane Chamberlain, Ray Ferrell, Cherylmarie Felsch, Harry Norducci, Carolyn Taneyhill, Jerry Hedrick, Karel Hedrick, John Hayden, Mary Hayden.

2. The meeting was opened for public comment on items not on the Agenda. Mary Neely (and others) asked questions about the Woodland Aviation sign, particularly the orientation, location, and lighting. It was asked why the neighbors were not notified of its construction prior to it being built. Bruce Watts of Woodland Aviation stated that the sign was necessary for visiting pilots to locate Woodland Aviation's services at the Airport since aircraft arrive from all over the West Coast. Mr. Watts further stated that the sign was a requirement of their dealership, and that it was part of their master plan previously approved by

Yolo County. Staff indicated that they would determine the appropriateness of the construction process, and report back at a future meeting.

There being no further public comment, the meeting returned to the Agenda.

3. A quorum of the Aviation Development Advisory Committee (ADAC) was present, and elected Stuart Buchan to serve as its Chairman, and Debbie Parrella as Vice-Chair.

Although a quorum was present, the Aviation Advisory Committee (AAC) postponed election of officers until more of its members could be present.

4. Approval of the minutes of December 9, 1999 and January 13, 2000 were approved by the ADAC and the AAC.

5. Presentation by Mark Krummenacher and Bob Johnston of the Yolo County Auditor Controller's Office. It was reported that the Airport generates approximately \$150,000 in real and personal property taxes, some of which is retained by the County, and the balance is disbursed to the Davis Unified School District. As an Enterprise Fund, the Airport has generally netted approximately \$12,000 per year the last several years, and has accrued approximately \$35,000 in cash reserves.

Currently there are three loans outstanding. For the T-hangers, the 1998 Master Plan Update, and the water system. The principal amounts are: \$309,000; \$39,000; and \$23,000, respectively. The annual payments are: \$12,777; \$12,418; and \$27,996, respectively. The maturity dates are: T-hangers 2013; Master Plan 2002; and for the water system, 2003.

However, there is substantial deferred maintenance at the Airport. Peter Defty commented upon the nature of the asphalt, and the amount of work needed now to preserve the runway and taxi way. At the next meeting information on sales and fuel taxes and revenues will be presented. All concluded that the Airport was an asset to the County, not a deficit, under its present operations.

6. Doug Svenson and Peter Cheng of Applied Development Economics, gave a brief presentation regarding the study of the future uses of the Airport, including economic applications that may or may not be airport related. A draft of the study was circulated for comment. The thrust of the remarks centered on the remote location and the nearby competition from larger, better located and equipped facilities. Questions included what revenue should be sought, what were the FAA constraints to any new projects, and what kind of jobs would be produced, as well as what industry should be targeted and what rates should be charged. ADE will return May 25, 2000 for a further update on the study.

7. Proposed Projects:

- A. Dan O'Brien, of Prestar Aviation, indicated that they intend to build 20 T-hangers on their Parcel #5; configured as two rows of ten each. They handed out a brief statement of their plans, and a site plan. Discussion ensued. It was

discussed by Duane Chamberlain and others that a drainage pond just south of the Sportsman's area could facilitate and improve drainage at the Airport, and actually help protect his crops from flood damage, as well as help the neighbors. After further questions and answers (drainage, lighting, access, etc.) the plan was approved by both Committees, unanimously.

- B. Ed Schmauderer, of Yolo Aviation, indicated that they intend to build twelve T-hangars, and five large box hangars on new lands to be leased from the County. They circulated an exhibit indicating the hangar types, location, and site plan. After discussion about the project, (drainage, clearance, lighting, noise, etc.) the plan was approved by both Committees, unanimously.
- C. Bruce Watts, of Woodland Aviation, indicated that they intend to expand to the east, and build a new maintenance and storage hangar, much like the existing one, on new lands to be leased from the County. They circulated an exhibit indicating the hangar location, parking, landscaping, and new taxi apron for access. They stated that their basic operation was expanding, not changing, such that their activities at the Airport should be much the same, just more of it. After discussion about the project, (drainage, clearance, lighting, noise, etc.) the plan was approved by both Committees, unanimously.

- 8. It was announced by Marshall Drack that the new Aviation Overlay Zoning Ordinance would go the Planning Commission for a workshop in April, and action in May. If approved, it would then go to the Board of Supervisors, late May or early June, 2000.
- 9. There was no Old Business.
- 10. Discussions were raised about the press release indicting that \$150,000 had just been made available by the FAA for Yolo County Airport. M. Drack indicated that he would follow up at the next meeting with additional information.

The meeting adjourned at 10:05 p.m.



Marshall Drack,
Airport Development Manager

cc: Supervisor Lynnel Pollock; Jim Ball, Airport Operations Manager