

# SONOMA COUNTY AVIATION COMMISSION

## Minutes of the February 16, 2023 Meeting

*This meeting was conducted using a hybrid of in person and over Zoom.*

### **CALL TO ORDER:**

Young called the meeting to order at 8:05 a.m.

### **COMMISSIONERS PRESENT:**

Hayssen, Internicola, Jasper (virtual), McCord, Starrett, Young **Absent:** None

### **APPROVAL OF MINUTES:**

*Starrett moved with support from Internicola to approve the January 19, 2023 Aviation Commission Minutes. All Ayes:* Motion Carried.

### **AIRPORT MANAGER REPORT:**

#### **A. Complaint Update**

Stout reported that in January there were 32 noise complaints compared to 54 in 2022, a decrease of 41%.

In January there were 5 general complaints, compared to 3 in 2022.

McCord asked if there were any updates regarding the traffic interaction that occurred near Costeaux. Borovkoff noted that there is no current update, but SP+ is working with the staff member that was involved.

Hayssen noted that District 5 went from 83% of the noise complaints in 2023 to 91% of the complaints in 2022. Stout asked if it would be helpful to have the Tower do a short presentation for the next meeting regarding how Oakland Center manages traffic. Dave Sheber confirmed that he would be able to provide some insight.

Young noted that the total number of complaints has decreased and wanted to clarify that the percentage of complaints coming from District 5 has increased.

#### **B. Tower Report/Update**

There were 5,491 operations in December compared to 5,860 in 2021, a decrease of 6%. Overall, in 2022 there were 90,742 operations compared to 90,580 in 2021, an increase of 0.2%.

Sheber noted a slight uptick in pilot deviations. The tower is short staffed, and Dave Sheber will be retiring this year.

Hayssen asked for clarification on pilot deviations. Sheber noted that some pilots will reverse the layout of the airport, and line up on incorrect runways.

Hayssen noted that he has seen similar confusion at other airports.

McCord commented that people may be getting back to activities after the pandemic and are out of practice.

### **C. Airline Update**

January airline numbers have not yet been received and will be included at the next Commission meeting.

### **D. Projects Update**

- **Terminal Modernization Project:** The Board approved the additional contingency funds. The airline offices and patio between the concourses are being worked on. The project is expected to be completed in June. A portion of the front may open in April. The current restrooms near the ticketing counter will be converted into a breakroom for TSA. The lactation room will now be next to the restrooms near the American ticketing counter.
- **Taxiway A Overlay:** C&S will begin setting up meetings with the contractor in March and then tenants will be notified. The project is expected to begin in mid-April.
- **Airline Apron Reconstruction:** This went out to bid, but only one bid was received. The FAA determined that this is not a competitive response so it will be going out to bid again. The aim is for a Fall start time for construction. A pre-bid meeting was held this week and approximately 7 companies attended.
- **Airport Organizational Review:** ADK has interviewed employees and they are now putting together a report and proposed organizational chart. The Airport is meeting with ADK and County HR to go through their draft report.
- **Accounts Receivable System:** The accounting team hopes to be able to transition to a new Accounts Receivable program soon. They are currently testing QuickBooks.
- **Consolidated Rental Car Facility:** The building had to be shifted approximately 15 feet to avoid a stormwater line.
- **Future Board Items:** The Airport Area Specific Plan has been moved to 2023. The Rates and Fees hearing will be March 21. The Security Services and Airline Apron Board items are also upcoming.

Internicola asked if there is a timeline for when power could be available at the rental car facility site. The Airport is working with PG&E, but they are currently estimating 24 months for the initial power and 5 years for the full project. Internicola asked if solar power would be possible. Stout confirmed that they are looking at all options.

Young asked if the menu has been released for Tap & Pour. Stout noted that the menu and hours should be soon. Hayssen said he ate at the restaurant recently. Jasper asked when the restaurant will provide their comparison review to determine their pricing. Stout confirmed that they are expected to provide this soon.

Hayssen asked if the side entrance to the terminal will remain once the front is open. Stout confirmed that it is a required route for emergencies, so both entrances will exist, though the front will be primary.

### **ACTION ITEMS:**

None.

## **DISCUSSION ITEMS:**

### **A. Living Wage Update and Commission Position**

Yvonne Shu and Jeremy Fonseca of the CAO and County Counsel's office provided a status update for the Living Wage Ordinance updates. The March Board item solely includes the hourly rate. The ordinance currently excludes the Fair and Airport lessees and concessionaires. The item that pertains to the lessees and concessionaires is expected to go to the Board in May or later.

Shu has spoken with three lessees of the Airport. One tenant mentioned that they believe the ordinance should be implemented county-wide rather than only at the Fair and Airport. The FAA non-discrimination policy was also brought up by a tenant as a concern. Concerns were shared that airlines may not be able to sustain if the living wage is increased. People often choose to work in the airline industry for non-monetary benefits, including flight benefits. Tenants were concerned that the Airport may in turn increase fees as a result of the living wage increase.

Hayssen asked for confirmation regarding if "Living Wage" has been defined. The current rate is \$17.25/hr. Stout asked if there is a sense of what the recommendation will be. Shu noted that she does not have that information.

Internicola asked if the number of companies currently paying employees less than \$17.25 is known. Stout noted that a survey went out to Airport businesses, but less than 10% responded. Stout estimated that less than 50% are currently paid below the living wage rate.

Hayssen commented that it would be helpful to define intangible benefits that some businesses offer.

Young asked if Shu will be making a recommendation or providing data. Shu confirmed that there is an ad hoc committee that she provides information to. Supervisors Rabbit and Hopkins are on the ad hoc committee.

Fonseca and Young each noted that there are some employment types that are not expected to be covered by the living wage, including some part time or internship positions. Fonseca clarified that there are some carve outs that the living wage would not apply to.

Josh Hochburg of Sonoma Jet Center noted that the largest impact would be on staff that work for their benefit rather than the company's benefit; those looking to gain experience. They are often young people that have low skills and want to get a foot in the door.

McCord noted that it is important to consider unexpected consequences. For example, if temporary workers are excluded from the living wage, more staff may be moved to temporary.

Gregg Rorabaugh of KaiserAir noted that anyone that comes onto the ramp receives a significant amount of training, and each position builds upon each other. There are other factors including fuel discounts that are not factored into the living wage. The living wage could limit access to entry level positions in aviation.

Stout commented that there is also a concern about tenants that lease to sub-tenants, such as Cornerstone. Sub-tenants would likely need to comply with the ordinance as well.

Internicola asked for confirmation that this is something the Commission should be involved in. Young noted that it would be beneficial for the Commission to provide a recommendation. Fonseca noted that the Commission should not translate this information to tenants, but the information is beneficial.

**B. Hangar Development**

At the last Commission meeting it was requested that an update be provided. Stout noted that an updated term sheet has been provided to the Airport. The graphics will be included in the project update at the next meeting.

Hayssen asked for information on any changes that have been made to the proposal since Hochberg last presented to the Commission. Stout noted that there have not been any changes.

**C. Approach Feasibility Study**

Cignus is finishing their initial tasks and community outreach will be the next step. Phase 1 of the project is a review, and Phase 2 is the implementation of any changes. The Board has approved Phase 1, and Phase 2 would go to the Board at a future date. Stout went through slides provided by Cignus. The slides included information on current approach and departure procedures.

McCord asked if the Commission would get to see the information before the outreach. Stout confirmed that they would. The outreach will be in 2 groups: Airport users and neighborhood groups.

Hayssen asked if all approaches will be reviewed. Stout confirmed that they would be, and that the slides only include examples.

Internicola commented that this is an Airport initiative, and the Airport is trying to be proactive with looking into recommendations for the FAA.

Sheber noted that within the next three years Oakland Center is planning an airspace redesign, so the study seems well-timed. He also noted that Alaska has previously provided their own approach and departure patterns. Stout confirmed that these have been provided to Cignus.

**NEW BUSINESS:**

None.

**PUBLIC COMMENTS:**

Kari Svanstrom, Sebastopol City Planner, noted that there have been increasing complaints to the City of Sebastopol. She would like to make sure that the cities are contacted for the Approach study. She also asked to receive a copy of the Cignus PowerPoint slides.

**COMMISSIONER COMMENTS:**

Internicola asked if there is follow up from the August FAA meeting with neighbors. Stout confirmed that the FAA is still nonresponsive.

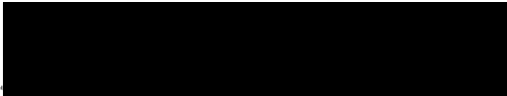
Young noted that in reference to Sheber's comments he has also noticed an increase in confused pilots. This has created a delay for other pilots.

Hayssen commented on the recent near misses at other airports. He said that the pilot concerns seem to be country wide.

**ADJOURN:**

*McCord moved with support from Hayssen to adjourn. All Ayes.* Meeting adjourned at 9:33 a.m.

Respectfully submitted,



Jon Stout, AAE, CAE  
Airport Manager