

SONOMA COUNTY AVIATION COMMISSION

Minutes of the December 15, 2022 Meeting

This meeting was conducted virtually over Zoom.

CALL TO ORDER:

Young called the meeting to order at 8:01 a.m.

COMMISSIONERS PRESENT:

Hayssen, Internicola, Jasper, Starrett, Young **Absent:** McCord

APPROVAL OF MINUTES:

Internicola moved with support from Hayssen to approve the October 20, 2022 Aviation Commission Minutes. All Ayes; Motion Carried.

AIRPORT MANAGER REPORT:

A. Complaint Update

Stout reported that in October there were 115 noise complaints compared to 55 in 2021. In November there were 52 noise complaints compared to 55 in 2021. Year to date as of November there have been 843 complaints compared to 917 in 2021, a decrease of 8%.

In October there were 11 general complaints, compared to 8 in 2021. In November there were 2 general complaints, compared to 9 in 2021. Year to date as of November there have been 48 general complaints compared to 25 in 2021.

Hayssen noted that there were over 60 complaints from 3 locations. The average altitude at one of the addresses appears to be between 4,000 and 5,000 feet. Some of the Avelo flights with complaints do appear to be lower than required. Complainants' perception of the altitude is often well below what is reported.

Internicola asked for confirmation regarding why aircraft take certain paths. Hayssen confirmed that there are different patterns based on weather or time of year.

B. Tower Report/Update

There were 7,243 operations in September compared to 7,235 in 2021. In October there were 7,320 operations compared to 7,446 in 2021. Year to date as of October there have been 78,801 operations compared to 76,589 in 2021, an increase of 3%.

C. Airline Update

In October there were 59,939 passengers compared to 56,477 in 2021, an increase of 6%. In November there were 52,360 passengers compared to 50,377 in 2021, an increase of 4%. As of November there were 569,764 passengers, an increase of 46% from 2021.

United ended all service as of the end of October. Alaska has begun service with 737s to Seattle. Avelo began Palm Springs service on November 11, and that route is currently on the schedule through June 2023.

D. Projects Update

- **Terminal Modernization Project:** Opened on November 16 with a grand opening on November 15.
- **Eucalyptus Tree Removal:** This project has been completed and a project wrap-up walk will take place next week.
- **Approach Feasibility Study:** There has been a project kick-off meeting. Planning for stakeholder meetings will begin in January. Phase I will take 6-9 months.
- **Taxiway A Overlay:** The Board awarded the contract to OC Jones in October and there has been a kick-off meeting. The project is expected to begin in April 2023 when the weather has improved.
- **Airline Apron Reconstruction:** This project went out to bid and one proposal was received. The proposal was rejected as the FAA requires more than one response. Documents will be modified and put out again in January.
- **Master Consultant RFQ:** This went to the Board December 6. The Commission may be asked to participate in a Sustainability Master Plan.
- **Concession RFP Process:** This went to the Board on December 6 and was approved. The new operator will start operations on January 1.
- **Airport Organizational Review:** The Airport is working with a consultant to conduct a review of Airport staffing levels. They have conducted staff interviews and their recommendations are expected in January.
- **Accounts Receivable System:** The team will begin implementing FreshBooks to assist with accounts receivables.
- **Consolidated Rental Car Facility:** Work is being done on the environmental review and design.

Hayssen asked for confirmation regarding why trees were removed. Stout confirmed that the trees are getting close to the height that impacts approaches.

Jasper asked for information regarding the status of the chip sealing of Becker Blvd. Stout noted that the project was completed. Roads will be doing the striping, and Maintenance will sweep excess debris. Jasper also asked about the alternate runway. Stout confirmed that the Airport is waiting for the FAA to approve. Stout noted that winter operations cannot be supported on this type of runway due to rain.

Starrett asked if new hangar construction would have issues with adding power supply. Stout confirmed that PG&E has noted some delays. This is especially impacting the proposed rental car facility, as it requires a large volume of power.

The Airport has issued the annual badge audit. Authorized signers should have all received emails.

Omar Daaboul will be resigning as Assistant Airport Manager effective March 31.

Borovkoff noted that an RFQ for security services will go live next week. Stout confirmed that SP+ has temporarily been providing security services for a year.

Internicola asked how the transition for the new restaurant would work. Stout confirmed that the full construction plan has not yet been received from the operator. The full renovation is expected to take approximately 9 months and it will be a limited-service restaurant until then. Internicola also asked when the front of the terminal is expected to be completed. Stout confirmed that this is expected to be completed in March.

ACTION ITEMS:

None.

DISCUSSION ITEMS:

A. Living Wage Ordinance

The Board of Supervisors has been reviewing the Living Wage Ordinance (LWO). Yvonne Shu (CAO) and Jeremy Fonseca (County Counsel) provided an overview of the LWO. The LWO applies to contractors that have County contracts. It currently excludes leaseholders and concessionaires. 80 entities have been identified as businesses on the Airport, including commercial vehicles, airlines, and other businesses. The Board most recently reviewed the LWO on 10/18, but requested more information. They will review the LWO again in March.

Stout noted that Airport tenants have been surveyed to gather more information, but few responses were received.

Shu commented that she hopes to provide more information to the Board Ad Hoc Committee regarding types of businesses at the Airport.

Hayssen asked for more information regarding Living Wage vs Minimum Wage. He also asked how contractors are factored in. Shu confirmed that Minimum Wage is established by law at the State or City level. Living Wage Ordinances can be implemented by local jurisdictions. Fonseca confirmed that contractors and sub-contractors that meet certain parameters are included in the LWO. Stout asked how this would impact flight schools that have part-time contractors. Fonseca noted that this has not yet been determined.

Stout asked if the County could enact a Minimum Wage, and Fonseca noted that they could. Stout commented that the LWO could create a disparity if it applies to Airport tenants, but not businesses across from the Airport. Based on wage requirements, other businesses may be less likely to do business with Airport tenants.

Jasper asked for information regarding the difference between Living Wage and Prevailing Wage. Fonseca noted that Prevailing Wage is state law and typically applies to construction projects, while Living Wage applies to services. Jasper asked if there would be similar exceptions for the LWO that there are for Prevailing Wage. Fonseca noted that this is still to be determined.

Young noted that there are a number of outstanding questions and concerns that have not yet been addressed, especially given that March is not far away.

Shu hopes to reach out to Commissioners over the next few weeks to gather more information. Young also recommended that she reach out to leaseholders, who would have more specific information regarding their operations.

B. Brown Act Teleconferencing

The emergency Brown Act teleconferencing requirements will be ending in March 2023. Young asked about when the Commission should begin in-person meetings. Stout asked if the Commission would be open to a Zoom component after March. Young agreed that it would be beneficial to continue offering Zoom. Young recommended taking a poll at the January meeting, which will be over Zoom, to determine how many Commissioners plan to attend in person at the February meeting, which will be hybrid. Internicola asked if the conference room is big enough for the public to participate in person. Stout noted that it depends on how many public attend. Young supported the idea that support staff participate over Zoom. Jasper asked for more

information regarding how the room setup would work for hybrid meetings. Stout confirmed that the room was updated prior to the pandemic and works pretty well for meetings.

C. Airport Rates & Charges FY23-24

Proposed rate and fee updates need to be submitted by mid-January. Stout noted that CPI is 14.8% since 2018. Stout is recommending a 10% increase for hangars, tie-downs, and other areas with CPI for others. This would represent a 2% increase per year over the last 5 years. Young recommended an Ad Hoc Committee to discuss the topic before the January Commission meeting. Internicola and Hayssen would be interested in participating in the Committee. This will be an Action Item at the January meeting.

Stout requested feedback regarding parking. The proposal is to increase Short Term and Long Term by \$2 per day. Regarding parking lots, Young felt that the increased rates of \$15/day for long term parking and \$20/day for short term parking are reasonable. Discounts may be available for reserving parking online in advance.

NEW BUSINESS:

None.

PUBLIC COMMENTS:

Aaron Markowitz asked for more information regarding the Taxiway A overlay. Stout noted that there will be five sections of phased work to avoid backtaxi-ing. Plans will be distributed before work commences.

Josh Hochburg of Sonoma Jet Center commented that the Living Wage would impact people that are there for their benefit (ie training) rather than for the company's benefit. Young commented that it would be beneficial for tenants to reach out to other tenants to get them involved.

Rebecca Purcell noted that the noise complaint portal is difficult to use and there may be people that want to complain but do not know how. She also asked about the approach feasibility study and how she will be notified about how to get on the list to attend meetings. Stout confirmed that previous complainers will be added to the outreach list. She asked about a previous study that had been done by Mead & Hunt. Stout noted that they had completed a study for a specific project previously, but not a study for the whole Airport. Purcell asked when information would be provided about a follow up meeting with the FAA. Stout noted that Supervisor Gore's office is working on this coordination as the FAA has been non-responsive.

COMMISSIONER COMMENTS:

Young suggested that the Living Wage be a discussion item at the January meeting with invitations to tenants.

Internicola would like to be involved with the sustainability plan. Stout noted that this will begin sometime in 2023 and an Ad Hoc Committee will be helpful for this.

Hayssen commended the new portal terminal space is a great addition. Young agreed that it is impressive.

ADJOURN:

Internicola moved with support from Starrett to adjourn. All Ayes. Meeting adjourned at 9:39 a.m.

Respectfully submitted,



Jon Stout, AAE, CAE
Airport Manager