



MINUTES
AIRPORT ADVISORY COMMITTEE (AAC)
Glenn County, California

Wednesday, April 07, 2021

Members Present:

Ernie Pieper, Secretary
Taylor Michaud
Jamie Lely, Chair
Gerald Kraemer, Vice-Chair
Mike Peavy

Also Present:

Talia Richardson, PW Interim Director
Alex Galvan, Airport Site Worker
Jolene Swanson, PW Clerk
Scott DeMoss, CAO
William Vanasek, County Counsel

Members Absent:

Ken Hahn, BOS Liaison

Others Present:

None

The meeting was called to order by Chair Lely at 3:39 p.m.

1. Minutes

Matter: Approve Minutes of January 6, 2021 meeting
Documents: January 6, 2021 Minutes
Proceedings: Chair Lely introduced item asking for any comments or corrections. Member Pieper made correction to approval of minutes vote, noting that it was himself that Abstained, not Member Peavy. Member Peavy had voted to approve the minutes of November 5, 2020. Chair Lely asked for a motion to approve with corrections.
Motion/Second: Member Pieper / Member Peavy
Order: Approve minutes of January 6, 2021 with noted correction.
Vote: Unanimous

2. Discussion Items

Matter a: Review and Discuss Budget t/Staff Report
Documents: Budget papers (provided in binders)
Notice of Special Event Inquire (provided in binders)
Proceedings: Chair Lely introduced the item.
Alex Galvan reported weed abatement in process, Road crew to spray next week. Both fuel hoses have been replaced. Hangar inspections completed. Ms. Richardson reported cash in Treasury as of 4/6/2021 is \$596,698.44 and the 21/22 budget is in process of being finalized, going through first pass. Shared with committee an event request was received for a street race at the Orland Airport. Member Peavy inquired if it was near the Amazon area. Ms. Richardson replied yes, outside the gate, there is an agreement with insurance coverage. Member Pieper mentioned Los Banos holds this same event and we can check with them on any questions.

Member Peavy inquired if we could modulate fuel prices. Ms. Richardson responded the price is set by a percentage based on cost to County. Member Peavy commented he checked a report today showing multiple purchases

were from Fresno area. Mr. Galvan reported the next delivery should be within three weeks. Member Peavy again requested a report by tail number be made available. Mr. Galvan asked the committee if they knew of any other issues with the QTPod system. Ms. Richardson shared local airports are having issues with relays burning out. We are not experiencing this and QTPod is still our best bet currently. The recent issue today was with the pilot's bank card. Mr. Galvan asked the committee if they wanted fuel prices posted anywhere else. Committee responded not at this time. Member Kraemer inquired about fuel sales to date this fiscal year. Ms. Richardson replied she didn't have the exact numbers but, sales were significantly down.

Member Kraemer inquired of the impact Amazon and IronTree, if any, on Orland Airport Enterprise. Ms. Richardson replied the revenue goes directly to Orland Airport. Member Peavy inquired if Amazon was hiring. Scott DeMoss, Glenn County CAO, responded they are in the interviewing process and hiring this month.

Discussion item only

Matter b: AOPA Presentation – Mike Peavy
Documents: FAA Chapter 12 “Review of Aeronautical Lease Agreements” (document distributed at meeting)
Proceedings: Chair Lely introduced the item.
Member Peavy opened by providing the Members and Staff the FAA Chapter 12 documentation. He asked that they review it, mentioning he has been at the Orland Airport without a lease for 10 years because his concerns with the County's lease agreement (i.e., length of term, reversionary clause) have never been addressed.
Member Kraemer commented the Committee's and tenants' main concerns are the length of the lease, wanting long term leases, and the Fair Market Value (FMV).
William Vanasek, County Counsel, stated County lease agreements for both hangar and land have been updated and are now within FAA Compliance. He distributed the “Chronology of Airport Development”, reviewing with committee. He explained because the airport land was gifted to the County, we have to comply with all Federal Assurances or we risk losing funding/grants.
Member Kraemer inquired how the language was built in for the BRT/Amazon lease.
Mr. Vanasek explained BRT is outside the airport fencing and considered non-aeronautical, not following the same guidelines. Amazon leases the building from BRT but, the land is leased from the County. He went on to explain the IronTree building is now owned by the County due to an earlier foreclosure; therefore, they lease both the building and the land from the County.

Discussion item only

Matter c: Review Leases with County Counsel, William Vanasek
Documents: Standard Hangar, Land, and Ag Land Lease Agreements (given at last meeting to review. Additional copies provided in binders)
Chronology of Airport Development
Proceedings: Chair Lely introduced item. Continued from above item.
As stated above, Mr. Vanasek distributed the “Chronology of Airport Development” to the Committee and Staff.
Member Peavy stated he doesn’t understand how his hangar becomes public after end of term.
Mr. Vanasek explained the County cannot discriminate against the public in any way. If at any point the hangars/land leases are full and there is a waiting list, the County may choose to terminate a current lease, that has reached the end of its term, to allow others the same opportunity to lease. If we had long term leases, we may never have availability.
Chair Lely inquired what if I wanted to build a row of hangars to sublet?
Mr. Vanasek stated you would be making the revenue; taking away from Airport Enterprise. We want to build hangars to benefit the public as a whole, not just an individual.
Member Kraemer inquired how Fair Market Value (FMV) is figured in our area.
Ms. Richardson replied local airports recently ran surveys to come up with this information and shared.
Mr. Vanasek commented we are audited and have to follow FAA regulations. FMV is based upon right here and now, we should have appraisals.
Ms. Richardson reported we had appraisers come and do rent studies, bringing about the latest rent increase.
Member Pieper inquired if it was possible to lease a tie-down.
Mr. Vanasek replied yes but, in the same regard, if we ran out of tie-downs, County has the right to terminate to allow others the same opportunity.
Chair Lely requested this discussion be continued to the next meeting in July due to time.

Discussion item only

Matter d: WLW Restroom/Port-A-Potty Cost
Documents: None
Proceedings: Chair Lely introduced item.
Mr. Galvan reported a Port-A-Potty now available at Willows Airport, placed near fuel pump.

Discussion item only

Matter e: Orland Industrial Park Update
Documents: None
Proceedings: Chair Lely introduced the item.
Ms. Richardson reported on discussion with Amazon and IronTree regarding testing equipment during high winds and the dust issue. They agreed to discontinue testing when winds are high to avoid safety issues that may arise with dust.

Discussion item only

Matter f: NOTAM Manager Introduction and Distribution List
Documents: NOTAM Manager Training Presentation (copy provided in binders)
Proceedings: Chair Lely introduced item.
Ms. Richardson shared herself and Mr. Galvan went through the Notam training. She will set up those that would like to receive notices.

Discussion item only

5:09 p.m. – Member Peavy excused himself from the meeting.

3. Action Items

None

4. Unscheduled Matters

Scott DeMoss announced Ki-won would like to share the Korean Air Museum presentation to the committee if interested. Chair Lely requested it be shared. Committee listened to presentation and Mr. DeMoss stated he would also share link. Mr. DeMoss also mentioned they are considering having annual air shows. Chair Lely inquired any downsides to this. Mr. DeMoss replied vehicle traffic would increase but, so would air traffic. Member Kraemer suggested barricades to control traffic. Ms. Richardson stated we could look into this.
Member Kraemer stated he was going to share the AOPA webinar invite with Committee.

5. Call for Agenda Items for Next Meeting

- a. Continue Lease Review Discussion
- b. Possibly WLW Airport Layout Plan (ALP)

6. Next Regular Scheduled Meeting

Wednesday July 7, 2021 at 3:30 p.m.
Planning & Community Development Services
Conference Room
225 N Tehama Street
Willows, CA 95988

Adjourn

Meeting adjourned 5:40 p.m.