

**SAN BERNARDINO COUNTY AIRPORTS COMMISSION MEETING
August 19, 2021.**

The meeting of the San Bernardino County Airports Commission was called to order at 10:07 a.m. by Commissioner Christine Canepa. Meeting location: Electronically via Zoom.

Commission Members Present:

Larry Asmus, Valley at Large
Jim Bagley, Desert at Large
Christine Canepa, Second District, Chair
William Smith, Third District
Ray Marquez, Fourth District, Vice Chair
Mark Alvarez, Fifth District

Commission Members Absent:

Dillan Lesovsky, First District

Staff Present:

James E. Jenkins, Director
Maureen A. Snelgrove, Assistant Director
Adrianna Ortiz, Airport Planner
Erin Johnson, Staff Analyst II
Nicole Leyden, Secretary
Tammy Gann, Communications Officer
Lyle Ballard, Real Property Manager
Lorraine Davila, Real Property Agent II

Department of Airports
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Real Estate Services
Real Estate Services

Public Participation:

Bob Velker
Rob Mangold
Chuck McCormick
Pat Yancey
Tom Bressan, Doug Crowther
Harvey Luth

Chino Development League
Visitor, Brother of Mike Mangold
Mead & Hunt Engineering
Chino Airport Tenant
Threshold Aviation
Chino Valley Fire District

Pledge of Allegiance

Led by Commissioner Marquez.

Report on Posting of Agenda:

Mr. Jenkins stated that the agenda had been posted as required.

Awards, Guest Introductions and Announcements:

Commissioners and guests introduced themselves.

Mr. Jenkins shared that Mr. Ballard has been promoted to Real Property Manager and that Lorraine Davila has taken Mr. Ballard's position as Real Property Agent II.

Action Item - Approval of Commission Meeting Minutes, June 17, 2021

Moved by Commissioner Marquez seconded by Commissioner Asmus. The item passed unanimously to approve the commission meeting minutes from June 17, 2021.

Action Item – Revision of Commission Meeting Schedule

Moved by Commissioner Canepa seconded by Commissioner Asmus. The item passed unanimously to revise the commissioner meeting schedule. The revision reflects the September meeting will be on September 23rd at Chino Airport and the following meeting will be at Apple Valley Airport on October 21st. This is for the Commissioners who wish to meet in person. Public

may participate via Zoom at this time.

Commissioner Reports/Comments

Commissioner Canepa stated that she had read the California Desert Advisory Council Reports. The military had shared that they were only going to be training during the summer, but the information reflects the training to be from October 15th to November 1, 2021 and April 29th to May 9, 2022. She asked for an update on military representatives giving a presentation regarding the Special Use Air Space in Johnson Valley.

Mr. Jenkins explained that the representatives are not traveling at this time and also that Mr. Terry Hanson is no longer employed by the group. They have informed Mr. Jenkins that they would have more information by the end of the calendar year. Mr. Jenkins shared that he would continue the outreach efforts and will share any information which he receives.

Commissioner Bagley shared that there was a small tornado at Twentynine Palms Airport which ripped the roof off a building, but no aircraft were damaged.

Commissioner Marquez inquired about the traffic around Chino Airport, specifically Kimball Avenue.

Mr. Jenkins explained that on Kimball Avenue between Rincon Meadows and Highway 83 the road is under construction. The entrance remains open to Threshold from Rincon Meadows and also east on Kimball Avenue or from the east via Flight Avenue.

Commissioner Canepa inquired about the solar project at Barstow Daggett Airport which was discussed at a previous commission meeting.

Mr. Jenkins stated that to his understanding the company has met the conditions of the planning commission and have been allowed to advance entitlement forward. An agreement was recently executed allowing the company to put in a perimeter service road. Their advancement has slowed a bit, but Mr. Jenkins pointed out that the Department is being cognizant of the development as this will be one of largest solar harvesting facilities in the United States that is in the vicinity of an operating airport. The Department has had a study undertaken independent of their effort to identify potential hazards to include the heat island effect of rising air temperature around the facility and how that may affect the aviation community as density altitude issues may be of concern. Construction around the airport has been approved but has not begun. As this development moves forward information will be brought before the commission for consideration and education.

Mr. Jenkins will request that the Land Use Service Division make a presentation on the process of approval and also to clarify the record on the commissioner's role in the consideration of the packet of information. If there is something that has been missed on Land Use Service's part in terms of what the solar company may have been required to bring back, he will have them answer and dialogue with the commission on that process.

Public Comments

Mr. Velker shared that Chino Development will soon receive their grading permits to begin development of building two dozen hangars. They expect to have structures erected by the end of the year.

Mr. Bressan pointed out that traffic issues remain a concern for Threshold. The left turn lane into Threshold is blocked off so there is only one route in. He stated that Chino Police Department is still hassling some truck drivers driving in for deliveries.

Mr. Jenkins stated that the Department of Airports is working with the City of Chino regarding right of way dedication and continues to have dialogue with City staff and police.

Information Item: Chino Airport Traffic Circulation / Right of Way Dedications.

Mr. Jenkins explained that part of the airport's Master Plan is evaluating alternatives of entrances into the airport which includes Flight Avenue into the Commercial Hangar Complex and internal roadways. Alternatives will be presented in the next 75 days or so. The City of Chino has engaged outside resources for dedication issues. This will be presented in November to notice the County on the dedications required to do the improvements of roadway corridors around the perimeter of the airport, much of which has been installed specifically on Merrill Avenue associated with Grove. As improvements are happening the Department is encouraging them to take another look at the boulevard island that was installed at the Commercial Hangar Complex, which is in their general plan. Mr. Jenkins stated that we will advocate for our decision, but it is the City's property that they are developing. We are actively negotiating, advocating and lobbying for different types of access and ability to enter and exit the County property in the most efficient manner.

Information Item: Department of Airports Video

Ms. Gann gave a brief update. A script was sent to all the Commissioners. She worked with Commissioner Alvarez on developing the portion relating to the economic impacts. She is trying to get the benefit analysis for each airport to get some data to help frame the script. The history of each airport was covered but will incorporate any information which the commissioners believe might have been left out. The closing remarks have also already been added. She requested assistance from the Commissioners in developing the economic impact and possible career field opportunities for each applicable airport. Once this is completed, she can schedule filming to begin.

Director's Reports

Capital Improvements

- Chino
 - Building A-550 Administration building remodel – Complete.
 - A495-560 Roof Replacement – Complete.
 - Asphalt improvements – To begin mid-September.
 - Hangar repairs – Temporarily on hold.
 - Estimates received for repair or replace of 7 hangars between taxiway G and K.
- Apple Valley
 - Taxiway Reconstruction and Drainage Improvements – Out for bid.
 - Terminal parking lot – Going before the Board for approval October 5th.
 - Wash Rack – Out for bid.
 - Exterior paint – Terminal and maintenance building – Clarifying the scope of the project and will go out for bid.

Board of Supervisors Activity

- Approval for appraisal and acquisition for land at Apple Valley Airport for storm water detention basin – 18 acres to be purchased.
- Short-term real estate leases.

Real Estate

The Department is working with Real Estate Services to catch up on leases which are in hold-over. There are currently no vacant hangars at Chino Airport so each time a lease is due for renewal a solicitation for the hangar is posted. If there are interested parties then the competitive process begins.

- Hangars leased by Santiago Communities between taxiways G and J – Leases being renewed – Interest from 8 parties - moving forward with solicitation of proposal.

Financial Report

It is the first quarter of the year. The Department is meeting its expectations for expenditures and is finishing the year-end processes. As budgets are finalized at the Auditor-Controller/Treasurer/Tax in the next few weeks the Department will know its net balances. Airports not including Apple Valley rent revenue is at 25%, the lease-based rent is at 14%, and fee-based services is at 18%. Apple Valley Airport's fee-based revenue is at 24%. Overall, the Department closed the year as expected and did not overspend. The Department controls its own expenses and manages to its income level. If the revenue targets are not met, then spending is lessened. Some construction which was originally planned was lessened, but the major elements were accomplished. This included the remodeling of Chino Airport building A550.

Mr. Ballard shared that at Barstow Daggett Airport there is a party interested in development on the northwest corner which includes an existing easement for a railroad spur. A meeting is planned with the party to discuss the potential development.

Monthly Report

Assistant Director

- **Staffing**
 - Chino Airport Manager II position open for recruitment on August 7th through September 4th.
 - Apple Valley Manager I position will open this Saturday and will be open for a month.
 - Two new department employees who started in July - Kevin Brown is a new Operations Tech and Thalia Reyes is the new Fiscal Assistant.
 - Pending start date this Saturday for another Operations Tech for the desert crew. A new recruitment in the coming months for additional vacant Operations Tech positions.
- **Chino Airport**
 - New AOA training completed – thanks to Ms. Gann, Ms. Ortiz, and the County Performance Education Resource Center (PERC) – training has new graphics, new filming and is interactive.
- **Desert Airports**
 - Twentynine Palms Airport hangar - SOP available August 23rd.
 - Twentynine Palms Airport - storm tore back the corrugated metal roof on the patio cover. Coordinating with Risk Management for replacement or repair of damaged items including a camera, the tetrahedron, and some lights. No aircraft damage reported.

Airport Planner

- IT updates.

- Tracking projects on the various airports.
- Updating the Wi-Fi for Apple Valley Airport terminal.
- Chino automated sign, with much effort is now operational.

Chino Airport Operations

Chino Airport is tracking about 200,000 operations this year which is up from 176,000 last year with Covid impacted numbers. Operational numbers by June were close to 100,000 and are similar to the numbers in 2019. Operational count at Chino Airport is on the rise as there are reports showing flying activity is beginning to pick up.

Nothing specific has been published by the County regarding the Covid Delta Variant. The Department is still maintaining social distance and continuing cleaning efforts. The County has a self-attestation program for employees. There are signs at the entrances of County buildings for those who have not been vaccinated to wear masks. Staff is still wearing masks during day-to-day operations and when encountering tenants.

Other Business

Department of Airports is coordinating with the Museum Department on the Mangold Display at Apple Valley Airport. The Department has strategized about making a larger aviation dedication display in the terminal to recognize the various aviators from the First District that have utilized the airport. This will include Mike Mangold, husband of Kathy Davis, Colonel McConnell and others with whom we have information on. The plan is to recognize the entirety of the aviation community that is from the First District. The Department has actively sought out a proposal from the Museum Department. We will have this presented in the first quarter adjustment to be able to fund their effort.

Mr. Jenkins provided information on a few lawsuits which the Department is engaged in. These have directly resulted out of the County solicitation process of competing for properties for lease. One lawsuit is with SoCal MRO, who was a subtenant to Mooney International. Mooney terminated their agreement with the County, filed bankruptcy and returned the facilities to the County. Due to this SoCal MRO was misplaced. A stipulated agreement was executed with them to allow them to have a tenancy through a solicitation process. SoCal MRO was not successful in the solicitation process and another party was awarded the facility, which was Threshold Technologies. SoCal MRO has filed bankruptcy and has not vacated the facility. Mr. Jenkins and a staff member in County Counsel have been personally sued. The Department expects to have possession of the facility by the end of the calendar year.

Another lawsuit is with Hickslanders, Inc., which is also a result of a solicitation process. They are the entity that manages and operates Alliance International Aviation. They participated in a solicitation process, were not successful and claim that they were not treated fairly as an existing tenant. This is the basis of their lawsuit. There are other elements in litigation which cannot be shared, but the Department is moving forward to secure the property and award it to the party that was successful.

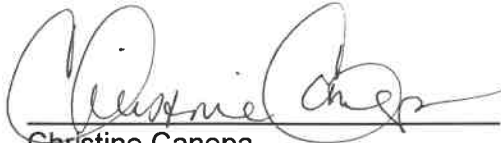
Mr. Jenkins expects that these types of things will continue to manifest. The Department is making certain their processes are very clear and that the process of selection is very objective.

Date, Time and Place of Next Meeting

The next meeting will be held on Thursday, September 23, 2021 at 10:00 a.m. electronically via Zoom.

Adjournment: Meeting was adjourned by Commissioner Canepa at 11:55 a.m.

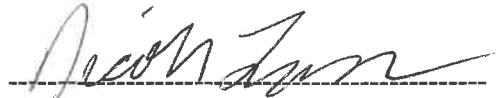
Respectfully submitted,



Christine Canepa
Airports Commission



James E. Jenkins, Director
Department of Airports



Nicole Leyden, Secretary
Department of Airports