

Minutes

Regular Meeting of the Watsonville Airport Advisory Committee Council Chambers

275 Main Street, 4th Floor, Watsonville, California
Remote Teleconference Meeting

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Webinar ID: 160 245 5048

January 27, 2021

7:00 PM

1. ROLL CALL

Marjorie Bachman (Monterey Bay 99's), Hugh Seagraves (Non-Aviation Business), Glen Ceresa (County Resident), Dave Guerrieri (Airport Fixed Based Operator), Joe Shelton (City Resident) Scott Randolph (EAA #119) Orry Korb (Watsonville Pilots Association).

Absent: Hugh Seagraves

Staff members present were Airport Director Rayvon Williams, Operations Supervisor Sam Rosas, Planning and Procurement Supervisor Robert Robertson and Assistant Administrative Analyst Alexandra Aguado

2. PLEDGE OF ALLEGIANCE

Glen Ceresa led the Pledge of Allegiance

3. COMMUNICATIONS

A. Oral Communications from the Committee Members & Members of the Public

Orry Korb- Shared that he was representing WPA as an interim after Jeremy Lezin's resignation. The WPA is talking with another member of the organization about becoming a permanent representative of the WAAC.

4. CONSENT AGENDA

A. Motion Approving Minutes for October 28, 2020 Meeting-

Marjorie Bachman moved to approve minutes, Orry Korb Seconded. Minutes approved.

Marjorie Bachman- Marjorie asked if Chris Gulate from Specialized had submitted the letter he said he would send to the Airport and the WAAC. Rayvon responded, no.

5. ITEMS REMOVED FROM AGENDA

6. PRESENTATIONS & REPORTS

A. Airport Director Presentation

Approval of Advisory Committee ByLaws Update

Scott Randolph- Scott states, "we don't need to have Exhibit A imbedded into the application". Marjorie adds that the "address and mailing address are redundant". Dave asks, "can we reference the form and state that there will be an application but not attach an application to the By-Laws?" Rayvon responds, "we want the form to be generic so we can use it for other things". Scott recommends to add the following "complete an application as provided by the Airport Manager". Marjorie proposed to add "submit an application" instead of submit a letter requesting an application.

Orry Korb- Orry asked if we are looking for Professional resume or resume of pilot experience? Rayvon responded that it was up to them.

Rayvon Williams- Rayvon directed the WAAC to look through the document and send in their edit. Marjorie said that there were edits made that she had not seen before. Scott adds that he had not reviewed the document either.

Orry Korb- Orry suggests to add the ByLaws to the April agenda but not as a consent item. Dave adds, "we can add the item as a consent item to the agenda and if there are comments we can pull it". Scott states that "no one should understand that they don't have an opportunity to discuss it".

Marjorie Bachman- Marjorie proposes the following changes. Under V officers, section C- The Chairperson should sign all correspondence. Under V officers, section E- The Secretary should deliver the minutes within a timely fashion. Under VI Procedures, section E- Add "in person or virtually as needed". Scott agrees that we should add some verbiage under VI Procedures, section E that states it is practical to add a person remotely and the Bylaws should provide for it. Orry shares the following "Brown Act allows for members of public body to join the meeting from a remote location outside of the jurisdiction as long as the addressable location is on the agenda. The agenda must be posted outside the room or location where you will be participating and allow members of the public to come into the room and luster to the meeting if they would like to do so".

Rayvon Williams- Rayvon will get on a Zoom call, 2 members at a time. Meet individually and come together with one unified document. Send the updated document to the WAAC in late February or well before the next meeting.

Dave Guerrieri- Dave asked "does the City Council have a waiver from the Brown Act to meet the way they meet or do they post an agenda from wherever they are meeting"? Glen referenced the meeting agenda notes. Scott suggested that we add "in person or as provided for by current City policy or regulations under VI Procedures, section E. Orry suggested that we add "Provided for by law" instead.

Marjorie Bachman- Marjorie will send the updates to Rayvon and Alexandra.

Airport Compliance Documents Biennial Updates

Scott Randolph- Good call on getting an early look by our constituents. What is the time frame? We need at least a month to get the message to our constitutes based on the monthly meetings. Rayvon shares that the draft letter will be shared with the WAAC in March and the final letter will go out to the tenants in April. Scott added that even the airport doesn't have the final text, he would like to go to his membership and say "the airport is looking at these areas and this is the direction they are thinking. What are your comments, what's your feedback, what's your reaction and then I can share that with Rayvon"?

Glen Ceresa- Can you provide a hint on what the edits will be? Rayvon responded: 1) Loosen the corporate hangar

rules. Establish aeronautical utility - allow boats and trailers if the space is available. Must be able to walk around the airplane. 2) Put up signage that only allows tenants and tenants guests to be on the field. We can begin citing people who violate the rules.

Glen Ceresa- Suggested to change the code for the gate more often. Rayvon shared with the WAAC that we will be changing gate codes this July. Scott asked "how do you plan on notifying everyone"? Rayvon responded "through their hangar statements. Also communicate via email. Suggests that tenants buy gate codes at a discounted price. Scott suggests that Airport Staff programs the buttons in people's cars that way they no longer need to have the clicker. Rayvon responded that pilots do not trust Airport Staff to do that.

FAA Reviews Land Swap and Potential PLA Relocation

Rayvon Williams- I have been instructed to work with the FAA to determine if tandem jumps can be made in the potential PLA Relocation. The FAA's San Jose Flight Standards District Office (FSDO) will make the call. No decision has been made yet but I have been requested to move in this direction. Marjorie asked if they will also look into the safety of putting a building in the red safety zone. Rayvon responded that they wouldn't because that is zone 6 and a building can be built there. Marjorie shared a document. Marjorie continued by stating two objections: 1. Proposed PLA is very close to approach end of 09. 2. We must incorporate an Airport Land Use Plan into the General Plan. The ALUP won't be incorporated until the end of 2021. Rayvon shared that even if the land swap was approved, Nordic Naturals wouldn't break ground anytime soon. Dave asked that they discuss the land swap when Nordic Naturals in present. Scott shared that the court ordered that the City cannot approve anything in terms of construction. He asked if we have explored or considered property purchase options? Is it safe and will it interfere in 10 years? Rayvon shared that we could've purchased the land for three million dollars but at the time the airport was 3 million dollars in debt. We work hard to be self-sufficient.

Runway Zone Visibility Challenges

Rayvon requested two volunteers to help with the Runway 27 visibility zone issue. Dave and Glen volunteered.

B. Presentation on Proposed City Water Tower Reservoir

Scott Randolph- Scott asked if the access is located to the east of the lumberyard. Beau responded yes, that is Burchell. Scott included that it is a bit residential. Beau mentioned that the only access point will be Burchell. The street parallel to Burchell Street is Emme Lane and may be used for some deliveries or construction access but that is to be determined.

Scott Randolph- Scott asked if the current tank would be rehabilitated and kept in service or would it be demolished and removed? Beau replied that they intend to keep in in service. In decades it once it reaches the end and it can no longer be rehabilitated or maintained it will be demolished and likely another one will be put in its place. Scott asked if there is a current land lease. Beau answered yes.

Glen Ceresa- - Glen asked if the land use lease reflect the dollars for releasing half of an acre. Rayvon answered, "the City doesn't get a break in the lease. We have an established lease for the reservoir. In the appraisal process we don't include the opportunity cost that could be inferred from your comment". Rayvon shared the we will appraise the property again before 2024. In addition, through the reversion clause, any ground lease property at the airport, at the conclusion of the construction, will revert back to the airport. Scott commented that we should study the land rates in the future. Scott shared that this is flat land with access to the runway and without tar plant which makes it very valuable. We have an obligation to favor aviation. Rayvon explained that if we were to build hangars, it would be in that area.

Scott Randolph- Scott asked about alternatives considered. Beau responded that they looked for other areas in the zone where they needed the additional storage but couldn't find a parcel that would accommodate the reservoir needed. In addition, they would need to build a new booster station to move that water from the reservoir out into the system which we presently have there with the existing reservoir. We would be building reservoir and pump station if it were not located next to our existing reservoir. The other reason for having a reservoir next to the existing is for redundancy so that we can take one down and make it a Siamese operation or work alone but together they have a lot of operational flexibility.

Glen Ceresa- Glen asked if both tanks are at the same elevation. Beau responded yes, they will be the same elevation as the existing one. Glen followed with "is the existing tank the same elevation as the hangars" to which Beau responded that they appear to be on the same level.

Marjorie Bachman- Marjorie asked "what zone will the tank be in". Beau responded that he didn't know but it should be in the same one as the existing one. Rayvon responded that it is in zone 5.

C. Community Development Department Presentation

Scott Randolph- The managers unit looked like it was taller than two stories. Justin responded that it was only two stories. Scott said "you mentioned zones 2,5 and 6, is this project compatible with what those zones can contain?" Justin replies that since we don't have a project at hand that it one of the things they will have to look at to make sure it doesn't meet or exceed limitations for development.

Dave Guerrieri- Dave shared that some storage facilities have a residential area for the owner or manager and was wondering if that was the case for this storage facility. Justin replied that the managers unit would be their residential area. Marjorie shared that the ALUP states that multistory building is prohibited in zone 2, which will fall under no discretion. Marjorie added, nothing should be permitted until after the Airport Land Use Compatibility Plan is incorporated into the General Plan. In addition, Marjorie asked if Justin had looked into what is allowed in zone 2. Justin responded that what he shared is only the pre-application. Rayvon added that Marjorie's point will be noted as part of the application process.

Scott Randolph- Scott asked about special considerations regarding lighting immediately adjacent to the touch down zone for an instrument runway. Justin responded that it would be downcast, relatively low and poles that are no higher than 20 feet. It will be shielded and downcast.

Marjorie Bachman- Marjorie asked about trees. Justin mentioned that the trees depicted are existing trees.

Dave Gurreri- Dave asked for staff to check compliance order to see if there has been an update relative to residencies in the vicinity or airports or any other orders that may help bring clarity to the compliance order. Rayvon will look into it and get back to the WAAC.

D. Municipal Airport Master Plan Update Status

ADJOURNMENT – at 8:40 PM

The next Committee meeting will be held on April 28, 2021