

FALLBROOK AIRPARK ADVISORY COMMITTEE

FALLBROOK COMMUNITY AIRPARK
2155 S. Mission Road, Fallbrook, CA 92028
Phone: (760) 723-8395

MINUTES-DRAFT*

***Pending Committee approval at their next meeting August 6, 2012**

The meeting was called to order at 7:10 pm on May 7, 2012 at The Fallbrook Library, 124 S. Mission Road, Fallbrook, CA 92028. A moment of silence was observed in memory of Bo Donovan.

ROLL CALL Members present represent a quorum.

Carl Morrison	Present
David Duffer	Present
Doug Dwyer	Present
Jeff Holstein	Present
Ken Kalbfell	Present

COUNTY STAFF PRESENT

Peter Drinkwater—Director of Airports
Leeann Lardy, Project Manager, Real Estate Airports
Denbigh Dickson, Transportation Division, Finance

MINUTES

The minutes from the February 6, 2012 meeting were noted and approved. Motion to approve by Mr. Doug Dwyer and seconded by Mr. David Duffer and passed with four ayes.

DIRECTOR'S REPORT

Mr. Drinkwater explained the contract of Silvertree, Inc. George Watson read explanation of the Silvertree contract and Statement of Work (SOW).

Mr. Carl Morrison made suggestion to give 60 days to work out transition of company from Bo Donovan to Cova, and to check manning hours of airport.

Mr. Drinkwater also went on to report on various projects that will be completed at Fallbrook over the next several months. The plan is for the projects to be done at night. Projects include:

- Entry Road improvements
- Taxiway Alpha improvements
- Runway maintenance

Questions were asked about long term plans for runway improvement projects at the airport. Mr. Drinkwater replied that plans were moving forward on improvements consistent with the Master Plan. This is shown in the ACIP with environmental and design in 2013 and construction in 2014-2016. A larger project will be considered in the future.

Mr. Drinkwater stated Olivier Brackett had reported Request for Bids (RFB) for the Video Surveillance System project was advertised starting May 4th on County BuyNet. There will be a walk through for interested Contractors on May 16th at Fallbrook Airpark. Questions are due to County Purchasing and Contracting by May 25th. Bids will be opened on June 5th. Work will commence within 15 days and be completed within 30 days of bid award. Any questions are to go through the Purchasing Agent Kurt.Johnson@sdcounty.ca.gov. There will be three security cameras installed in the following locations: pedestal by key pad at sliding gate, on pole covering sliding gate area and one by viewing area.

FINANCIAL REPORT

Ms. Denbigh Dickson presented the Proposed Spending Plan for 2012-13 and provided detail on expenditures and revenue.

Questions were asked about the AWOS. Mr. Drinkwater reported the AWOS will be installed during the next Federal Fiscal year, which begins in October 2012. He said at the August FAAC meeting staff will bring a report with more specifics regarding AWOS and to give the committee one more opportunity to review before the system is purchased.

FALLBROOK FLYERS, LLC; AIRCRAFT HANGAR MANAGEMENT, LLC; L18 AIRPARK, LLC; AMENDMENTS TO AVIATION LEASES – NEGOTIATED RENTAL ADJUSTMENT

Ms. Lee Ann Lardy gave a presentation three proposed amendments to leases at Fallbrook Airpark. **Fallbrook Flyers, LLC (County Contract No. 75586R)**

Fallbrook Flyers, LLC currently pays \$382 per month for its 0.976-acre leasehold. Approval of the proposed First Amendment will raise the base monthly rent to \$395 effective July 1, 2012. The Amendment will also update to the current standards the lease language regarding Environmental and ALP Compliance for any future development.

Aircraft Hangar Management, LLC (County Contract No. 75673R)

Aircraft Hangar Management, LLC currently pays \$2,419 per month for its 6.03-acre leasehold. Approval of the proposed First Amendment will raise the base monthly rent to \$2,442, effective March 1, 2013. The amendment will also provide several options to satisfy the \$52,468 minimum capital improvement requirement and provide an additional 12 months to comply.

L18 Airpark, LLC (County Contract No. 124436)

L18 Airpark, LLC currently pays \$1,622 per month as base monthly rent for its 4.11-acre leasehold. On June 1, 2012, with the cost of living adjustment, the base monthly rent will become \$1,655. Approval of the proposed First Amendment will raise the base monthly rent to \$1,665, effective June 1, 2013. The amendment will also provide to L18 Airpark several options to satisfy the existing \$41,059 minimum capital improvement requirement.

There were questions regarding Fallbrook Air Service and Ms. Lardy explained it was a unique lease that not originally issued by the County so it did not adjust on the same schedule as the other leases. She offered to return at future meeting to report on the specifics of that lease.

Mr. Ken Kalbfell made the motion “Fallbrook Airpark Advisory Committee recommends the Board of Supervisors approve the First Amendment to Aviation Lease between the County of San Diego and Fallbrook Flyers, LLC (County Contract No. 75586R), the First Amendment to Aviation Lease between the County of San Diego and Aircraft Hangar Management, LLC (County Contract No. 75673R) and the First Amendment to Aviation Lease between the County of San Diego and L18 Airpark, LLC (County Contract No. 124436), as recommended by staff.” It was seconded by Mr. Dave Duffer. Vote was unanimous.

AIRPORT MANAGER’S REPORT

George Watson reported that operations count up by 57 from last month. Mowing will begin in two weeks.

NEW BUSINESS

Again it was recommended that email go out to pilots about using radio while taxiing.

Mike Carson, County Maintenance and Eric Nelson, Engineer will meet with Jeff Holstein in reference to entrance/exit to leasehold.

ADJOURN

Mr. Dave Duffer made a motion that meeting be adjourned at 8:30 pm. Mr. Ken Kalbfell seconded. Motion carried. The next meeting will be on August 6, 2012 and will be held at the Fallbrook Library, 124 S. Mission Road, Fallbrook, CA 92028.