

Airport Advisory Committee
July 9, 2019
Airport Terminal Building
Draft Meeting Minutes

Committee in attendance: Rick Bartle, Councilor Candace Bouchard, Charles Gerhan, Councilor Gail Matson, Jim MacKay

Staff/Airport Manager in attendance: Carlos P. Baía, Martha Drukker, Jay Burgess, Chip Chesley, David Rolla (Concord Aviation Services), Robert Rolla (Concord Aviation Services)

Consultant: Heath Marsden (Jacobs Engineering)

Guests: Stan Faust (Petitioner), Warren Runde (President of the North Ramp Hangar Condo Assoc.)

Meeting called to order at 4:32 p.m.

1. Approval of the September 12, 2018 meeting minutes

Motion to approve made by Councilor Matson, seconded by Mr. Gerhan. Motion passes with abstention from Mr. Bartle.

2. Stan Faust—North Ramp Hangars

Mr. Faust began by questioning the assignment of the lease from the City to the Concord North Ramp Hangar Condo Association. He has not seen any documentary evidence as to the City's supporting that assignment.

Deputy City Manager Baía explained that the original developer of the T-hangars in question, East Coast Hangars, LLC, assigned the lease to the condo association in 2007. Mr. Faust requested a letter confirming this. Warren Runde, President of the North Ramp Condo Association, stated that he had such a letter and could make it available.

Mr. Faust went on to explain his request to have an upgraded electrical service for his unit to provide climate control. Mr. Baía explained that if this request were to come from the Condo Association it probably could have been dealt with at the staff level. However, in this instance, there is a unit owner who has a disagreement with the association and/or fellow unit owners and is seeking to encumber City property independently from the association. Mr. Baía explained that staff's recommendation is to deny this individual request and instead to have the association make the request and take ownership over the new encumbrance. Mr. Runde stated that the Condo Association does not understand why Mr. Faust needs so much electrical power and does not want to have any responsibility for the new encumbrance. However, the Condo Association did permit Mr. Faust to install this independent utility connection contingent on his receiving all the necessary regulatory approvals.

Mr. Faust stated that he understood the City staff's concern and position. He is willing to place a bond in perpetuity and to amend his deed to note that the responsibility for the encumbrance would remain with his unit and any successors in ownership of his unit.

Mr. MacKay stated that he didn't necessarily have a problem with the proposal just with the party that is making it. He concurred with staff that the any contractual relationship should be with the condo association.

Associate City Engineer Drukker noted that the upgrade in electrical service that Mr. Faust is seeking will essentially exhaust all future capacity of the existing transformer that services this hangar building and the City's Snow Removal Equipment building. As such, should the association or the City need to make electrical upgrades or should a new hangar development be built, none would be possible without making an investment to bring three phase power from Regional Drive. Mr. Faust concurred with Ms. Drukker's assessment.

Mr. MacKay moved that City staff consult the City Legal Department to determine appropriate course of action in terms of the parties and what type of legal instruments would be needed should the committee wish to recommend approval. Once this is determined, staff shall report back to the Airport Advisory Committee. Councilor Matson seconded the motion.

Motion passes unanimously.

Budget Update

Deputy City Manager Baía briefed the committee on the FY 20 operational and capital budget details.

Mr. Bartle asked if there had been any new revenue leads. Mr. Baía noted that ArgenTech Solutions is looking to take a greater footprint in the airport and that the City had met with a party seeking to possibly open a restaurant in the terminal building.

Airport Manager David Rolla noted that new federal regulations will likely result in a turnover in aircraft that may lead to newer planes using the facility. He also stated that the Airport has experienced increased activity in terms of smaller aircraft.

Terminal Area Stakeholders

Ms. Drukker explained that the City had received a federal grant for the Terminal Area Study. Airport consultant Heath Marsden noted that his firm, Jacobs Engineering, was undertaking the study which is anticipated to kick off in September and last about one year. The study will be looking at the terminal itself as well as the corridor south of the building along Airport Road in terms of economic development potential.

Mr. Marsden noted that Jacobs will be seeking to have two working groups as part of this study. The first group will consist of economic development professionals, City staff, and airport staff. The second group would include the Airport Advisory Committee.

Three workshops will be held. Councilor Bouchard suggested using the Citywide community center for those meetings.

P&S for Sale of 45 Airport Road

Mr. Baía explained that City Council had authorized a P&S for this project with the Adjutant General's Department. He noted that this is the first step in a process that will likely take a year or more to conclude. He briefed the committee on some of the more salient details of the P&S.

Old Business

None

New Business

Mr. Baía explained that the City has received a couple of inquiries from parties seeking to join the Airport Advisory Committee but who have been unable to be considered due to the present configuration of the committee. He noted that the airport committee has distinct categories and although the committee presently has vacancies they don't line up with the interested candidates' backgrounds so, in effect, they are not able to be considered. Mr. Baía asked if the committee would wish to consider changes to the ordinance to make it more flexible and potentially accommodating for new membership.

Councilor Bouchard suggested that perhaps someone should reach out to the neighborhood to fill the seat formerly held by Mr. Loomis. Mr. Baía agreed that this may present an opportunity for the two ward councilors to identify someone in their districts.

Mr. Bartle moved to have the total number of committee members increased from 8 to 9 with the new seat being as flexible as possible but still aligning with an interest in aviation or the airport. Councilor Matson seconded the motion.

Motion passes unanimously.

Meeting adjourned at 5:45 p.m.

Respectfully submitted,

Carlos P. Baía