



**NEVADA COUNTY AIRPORT COMMISSION
MEETING MINUTES**

Thursday, August 8, 2019 at 8:30 a.m.

Airport Terminal Conference Room
13082 John Bauer Avenue
Grass Valley, CA 95945

Commission Members:

Terry Lowell, Chairman
Rich Stahlman, Vice-Chair
Jeff Wilson, Commissioner
Hollie Grimaldi Flores, Commissioner
Dave King, Commissioner

Commissioners Absent: Jeff Wilson

Staff Present:

Kevin Edwards, Airport Manager
Steve Monaghan, Chief Information Officer
Gia Rossitto, Clerk

I. **Call to Order and Pledge of Allegiance was given.** Meeting called to order at 8:31 a.m.

II. **Approve Minutes of April 11, 2019 and June 13, 2019 Commission Meeting**

On a motion by Chairman Lowell, seconded by Vice-Chair Stahlman and Commissioner Grimaldi Flores and unanimously carried, the April 11th and June 13th 2019 meeting minutes were approved as submitted.

III. **Public Comment (for items not on the agenda) None**
Public Present: Loren Willman, Steve Roselle, Jake Sjolund (GVAAB)

IV. **Commissioner Comments (for items not on the agenda)**

Chairman Lowell asked about the Airshow and if it was successful. Kevin stated there was a meeting to discuss final numbers later this week, but so far it appears that it was successful.

Commissioner King requested that a Proclamation from the Board of Supervisors to Acknowledge GEFA and specifically the Airshow Directors for their efforts and putting on a fantastic Airshow.

No objections from the commission.

V. **Budget Update: Kevin Edwards**

Fiscal year 19-20 budget was adopted by the Board of Supervisors on June 18, 2019 and we have a net surplus budgeted at \$2,600 though we project that we could have a surplus of around \$82,500 to add to the fund balance at the end of the fiscal year.

VI. Sierra Mountain Hangar Update: Kevin Edwards

The Board of Supervisors approved the contract with Wallis Design for the architectural services on 7/23/19. They are beginning to start work on the plans for the hangar interior and incorporating new building and ADA codes to include the parking area. Wallis Design had a window of opportunity to begin the plans earlier, however the approval from the insurance company took too long and we missed that window, so it could be two months before plans will be ready for review. The county will review the plans when received then forward to the insurance company for approval and then posted for construction bids.

VII. Easement /RTTF- Loren Willman: Kevin Edwards

As discussed in the previous meeting, that the commission would need to see a plan to see if they would support the development. Kevin stated that the FAA does not support any new RTTF access, and stated that he contacted the FAA again to discuss if there was any difference in an easement or RTTF agreement, to which they stated there was no difference.

Mr. Willman presented his plan to the commission which includes the development of 20 hangar homes and a potential 2 acre heliport. Mr. Willman also stated that the project would require an easement on the west end of the airport to cut in a road for access to the proposed development.

Commissioner King commented that area for the proposed development could be a safety issue if an aircraft went off the runway.

Chairman Lowell stated that he was not in favor of any other RTTF.

Vice Chair Stahlman stated he is in favor of residential and realizes there are many obstacles, but believes it needs to be looked into further.

Chairman Lowell suggested a study group be formed to review potential pros / cons and if other airports have had similar issues. The commission approved the study group and requested the results be discussed at the meeting.

Vice-Chair Stahlman asked Mr. Willman to supply the study group a list of potential issues with the development.

Results and findings of the study group will be presented to the commission at the commission meeting following the conclusion of the study group.

VIII. Hangars being used for storage: Kevin Edwards

Hangar owners that currently do not have aircraft stored in their hangar have been contacted. They stated that they are currently looking to purchase an aircraft, and have potential tenants in line if they decide not to purchase. Tenants with non-operational aircraft in their hangars have also been contacted to see if they are interested in potentially selling their aircraft or their hangar.

IX. FAA Hangar approvals: Kevin Edwards

Final confirmation from the FAA was received on June 28, 2019 on the request to build 9 hangars on ramp 1 and one on ramp 4. Request for proposals are currently being developed. We should be looking at awarding a contract sometime in November or December. Terms of the lease still being looked at.

X. **NID dirt: Kevin Edwards**

NID has drained the Loma Rica Reservoir. The grading plan has been submitted but are waiting on the SWPPP to be sent to the county before approval of the plan can be given. The same contractor that performed the last work will be doing it again. This phase will pick up where the last one left off and will continue down to the segmented circle. Once that area is completed, the dirt will be placed on the other side of the detention pond. The REIL removed for the last phase will be replaced during this phase.

XI. **Lot 6: Kevin Edwards**

An outside consultant is conducting a best use study for the Lot 6 land with three different use scenarios: all industrial use, mixed use, or all airport use. Documentation and information has been submitted to the consultant to support an all airport use plan that is representative of what has been approved by the FAA. Discussions with both FBO's, Alpine Aviation and Sierra Mountain Aviation, have been completed concerning the size requirements for their operations. Both decided that 15,000 square feet each would be adequate. The FBO's would be positioned along Loma Rica Additionally there is room for two aviation businesses at approximately 12,500 square feet each. An engine rebuild shop and avionics shop would be the preferred businesses. Additionally, there is approximately 13,500 square feet for hangars space available on the east side of the lot and approximately 19,500 square feet of hangar space available on the west side of the lot.

XII. Next Meeting: Thursday, October 17th, 2019 @ 8:30am in the Airport Terminal

XIII. Meeting adjourned at 9:46 a.m.



Gia Rossitto