



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

AVIATION COMMISSION

"To Enrich Lives Through Effective and Caring Service"

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MEMBER

LOS ANGELES COUNTY AVIATION COMMISSION

May 31, 2017, Meeting
San Gabriel Valley Airport
4233 Santa Anita Avenue
El Monte, CA 91731-1670
(626) 448-6129

IN ATTENDANCE

Chairman George G. Butts
Secretary Clinton Simmons
Commissioner Peter Amundson
Commissioner Curt Castagna
Commissioner Penelope Cornwall
Commissioner Harvey A. Holloway
Commissioner Dennis C. Lord
Commissioner Gabriel Perez
Commissioner Steve A. Weeks

COUNTY OF LOS ANGELES - DEPARTMENT OF PUBLIC WORKS STAFF

Mr. Richard Smith, Aviation Division Chief
Mrs. Claudia Delgado, Staff Assistant

AMERICAN AIRPORTS CORPORATION - AIRPORT SERVICES STAFF

Mr. Scott Wardle, Regional Director
Mr. Pete Lonceteaux, Manager, Brackett Field Airport
Mr. Carlos Diaz, Manager, Compton/Woodley Airport
Mr. Steve Irving, Manager, General William J. Fox Airfield
Mr. Enrique Curioso, Manager, San Gabriel Valley Airport
Mr. Andrew Marino, Manager, Whiteman Airport

GUESTS

Ms. Leanne Powers, MB Thrill Squadron
Mr. Benjamin L. Bundt, MB Thrill Squadron
Mr. Mario Delgado, Delgado Aviation
Mr. Henry M. Hallam
Mr. Gabriel B. Piña, San Gabriel Valley Tenant

GUESTS (Cont.)

Mr. Terry L. Windust, Port Hangar Association
Mr. Scott Janosco, Port Hangar Association
Mr. Gilbert A. Viramontes, San Gabriel Valley Airport Association
Mr. Gabe Lopez, San Gabriel Valley Airport Association
Mr. Jeff Strouse, Aerial Sim Training
Mr. Aumando Loye, P.P.
Ms. Cathy Lavin, Port Hangar Association
Mr. Robert Head, San Gabriel Valley Airport
Mr. Audré Dressler, San Gabriel Valley Airport Association

CALL TO ORDER

Chairman George Butts called the meeting to order at 7 p.m.

I. PLEDGE OF ALLEGIANCE

Secretary Clinton Simmons led the Pledge of Allegiance.

A. Minutes

The minutes for the April 26, 2017, meeting were unanimously approved on a motion from Commissioner Dennis Lord, seconded by Commissioner Steve Weeks.

B. American Airports Corporation - Contract Manager Report

Mr. Scott Wardle Reported on American Airports Corporation Items

Mr. Wardle informed the Commission he and Mr. Marino attended a career day at Castaic Middle School and invited James Miller, Head of the Cadet Program for Civil Air Patrol, to join them. Mr. Wardle added that the students were very excited with the information they received, and the School Principal requested they attend the event annually.

Mr. Wardle explained to the Commission the reason why the south hangar at San Gabriel Valley Airport continues vacant. He said that the previous tenant made unpermitted modifications to the office space, and it will be costly to reconvert. Thus, American Airports Corporation (AAC) will issue a Request for Interest to develop the building by either demolishing the building and reconstructing a new facility, or rehabilitating the building where it corrects all the unpermitted modifications previously done.

Mr. Andrew Marino Reported on Whiteman Airport Items

- **Management and Maintenance**

Mr. Marino updated the Commission on the out-of-service restrooms in the HH hangar row. Mr. Marino informed the Commission that the master

leaseholder was issued a letter requesting that the restrooms be in compliance and fully functional within 30 days. The master leaseholder recently contacted Mr. Marino and will respond formally with a letter.

The trees near the airport's entrance ramp area were trimmed.

The signal light at the airport traffic control tower that was not working was replaced with a new one purchased by the County.

Mr. Marino informed the Commission that the Whiteman marketing plan for Fiscal Year 2017-18 will start off by creating an airport-specific website design and social media outreach.

- **Development and Activities**

Ninety-one percent of the hangars on the airport are occupied, and 15 percent of the occupied hangars are used for non-aviation storage purposes.

Avgas fuel sales are up 1.6 percent, and Jet-A fuel sales are up 5.4 percent, year to date.

Aircraft operations on the airport were up 3.3 percent, compared to the same month last year.

- **Meetings and Events**

The Whiteman Airport Association held its monthly meeting on May 18, 2017. The next meeting will be held on June 15, 2017.

On Monday, April 10, 2017, students from two preschools were given a tour of the airport.

On May 19, 2017, Whiteman Airport hosted a booth at the 12th Annual Van Nuys Career Expo.

The next Antique Aircraft Display Day will be held on June 11, 2017.

The Experimental Aircraft Association will host its Young Eagles event on June 24, 2017.

- **Miscellaneous**

Secretary Clinton Simmons asked the reason for the increase in fuel sales. Mr. Marino replied that during the February and May months fuel sales tend to increase because of aerial sweep by the news helicopters.

Commissioner Penelope Cornwall suggested to Mr. Marino that maintaining the same format for all five airports be considered when creating the new webpage for the marketing plan for Fiscal Year 2017-18, and to facilitate the

option to update information to the webpage by the airport staff and avoid extra fees.

Mr. Pete Lonctaux Reported on Brackett Field Airport Items

Mr. Lonctaux informed the Commission that airport staff is making progress on the ongoing airfield signage project, and the repainting of the maintenance building is now complete.

- **Projects**

Mr. Lonctaux reported to the Commission that the design consultant continues to visit the airport to survey and do engineering work as part of the Apron/Ramp Pavement Design project.

The crack-sealing project for the transient ramp is anticipated to be completed on June 5, 2017.

- **Development and Activities**

Eighty percent of the aircraft hangars are occupied, and 23 percent of the occupied hangars are used for non-aviation storage purposes.

Avgas fuel sales were up 3.1 percent, and Jet-A fuel sales were down 2.1 percent, compared to the same month last year.

Aircraft operations on the airport were down 5 percent, compared to the same month last year.

- **Meetings and Events**

The Brackett Airmen Association holds its monthly meeting on the 1st Thursday of every month and Display Day on the 3rd Sunday of every month.

The City of La Verne continues to express interest in hosting its Taste of La Verne – Wine and Festival event at the airport. Therefore, the Brackett Field Airport Open House will be held the following week.

On April 21, 2017, the Collings Foundation held a Wings of Freedom Tour, which included public tour flights at the airport.

Mr. Lonctaux informed the Commission that the pavement at McKinley Avenue airport entrance is in poor condition. Mr. Lonctaux added that he inquired on future repairs from the City of La Verne and Pomona since both cities are responsible for this road. Both cities will work together to plan on future repairs.

A bicycle station was installed at the entrance of Bonelli Park Trail in front of the airport as an Eagle Scout project.

Commissioner Cornwall inquired on the official open house date. Mr. Lonctaux stated the date will be determined soon.

Mr. Steve Irving Reported on General William J. Fox Airfield Items

Mr. Irving informed the Commission that a consultant from Florida is interested in establishing a shuttle service and would possibly use the airport as a stop-over-point.

On May 26, 2017, the annual underground storage testing took place at the airport.

Airport staff continues to work on weed abatement throughout the airport.

The asphalt on the west end of the hangars needs repair. Mr. Irving is soliciting quotes from companies to have the asphalt repaired by June 2017.

Mr. Irving informed the Commission that the Erickson Aerial Tanker Group ran into problems when testing the Precision Container Aerial Delivery System and will continue testing.

On June 2, 2017, a filming company will shoot a commercial in the old museum site.

Commissioner Cornwall asked Mr. Irving about how he determined the fee charges for commercial shoots on the airport. Mr. Irving explained the process.

- **Development and Activities**

Avgas fuel sales were up 8 percent, compared to last year. Jet-A fuel sales are down 40 percent, year to date.

There are four vacant hangars, and no hangars are used for non-aviation storage purposes.

Airport operations were up 5 percent, year to date.

Mr. Carlos Diaz Reported on Compton/Woodley Airport Items

- **Management and Maintenance**

The annual fire extinguisher recertification took place in May, and the palm trees damaging the northeast block wall were removed.

Mr. Diaz informed the Commission that the self-serve fuel dispenser was repaired, and he is waiting for recertification.

- **Development and Activities**

Ninety-nine percent of the hangars on the airport are occupied, and 35 percent of the hangars are used for non-aviation storage purposes.

Avgas fuel sales are down 9 percent, year to date.

- **Meetings and Events**

On May 12, 2017, Mr. Diaz and the assistant airport manager attended the annual Los Angeles Council of Black Professional Engineers Awards and Scholarship banquet.

On May 13, 2017, the Tomorrow's Aeronautical Museum hosted its annual youth air fair.

Mr. Diaz informed the Commission that on May 19, 2017, a bullet from a pellet gun shattered one of the windows in the terminal building.

Commissioner Lord recognized Mr. Diaz and his staff for their quick response in recently assisting a disabled aircraft and securing the emergency assistance needed.

Mr. Enrique Curioso Reported on San Gabriel Valley Airport Items

- **Maintenance**

On May 30, 2017, AAC held its first Phase II informational tenant meeting.

Airport staff replaced several palm trees by the terminal and patio areas and replaced stadium lights.

Mr. Curioso informed the Commission that airport staff regouted the men's restrooms and repainted all the bollards and curbsides.

- **Development and Activities**

In March, Avgas fuel sales were down 6 percent, and Jet A fuel sales were down 39 percent, compared to last year.

- **Meetings and Events**

Mr. Curioso informed the Commission that he produced an informational flyer, which he hand-delivered to neighbors on Riverview.

Mr. Curioso provided the Commission with the San Gabriel Valley Airport patch.

Mr. Scott Wardle informed the Commission that the Brackett Pilots Association is now known as the "Brackett Airmen Association," and the

San Gabriel Valley Airport introduced the Volume 1 Neighborhood Newsletter, which will be used to communicate with surrounding neighbors.

Commissioner Lord stated to Mr. Wardle that the Experimental Aircraft Association (EAA) has 70 members, and only one member receives the AAC Newsletter. Mr. Wardle informed Commissioner Lord that the newsletter can be e-mailed out to those who are interested in receiving the AAC newsletter and would only need the e-mail address to do so.

C. County Aviation Division Report – Mr. Richard Smith Reported on the Following Items:

- **April 2017 Expense and Revenue Report**

Mr. Smith provided the Commission with copies of the April 2017 Expense and Revenue Report.

Secretary Simmons inquired on the geotechnical expenses. Mr. Smith informed that Geotechnical and Materials Engineering Division provides maintenance to the airports such as removal of the underground storage tank and soil testing. Therefore, expenses for geotechnical will continue to reflect on the expense report.

Mr. Smith reminded the Commission that the Federal Aviation Administration (FAA) conference will be held on June 13 through June 15, 2017.

- **First Supervisorial District Visit to San Gabriel Valley Airport**

Mr. Smith informed the Commission that Supervisor Hilda Solis' staff was given a full tour of the airport and was updated on projects that are taking place.

- **Sustainability Plan for the County Airports System**

The sustainability plan for the County airports system is complete.

- **San Gabriel Valley Airport Apron Pavement Rehabilitation - Phase 2 Project**

The project was approved by the Board of Supervisors on May 16, 2017, and Public Works' Construction Division advertised the project on May 17, 2017. Bids will open on June 14, 2017.

- **Federal Aviation Zero Emission Vehicle Grant**

Public Works' Aviation Division applied for a Zero-Emission vehicle grant. Secretary Simmons asked Mr. Smith if the Electric Vehicle charging stations will be installed at all the airports. Mr. Smith indicated that is the plan.

- **Whiteman Airport Runway 30-hold Apron Reconstruction**

The project is scheduled to go to the Board of Supervisors for approval to begin with the design work by mid-July.

- **Apron Ramp Pavement Design at Brackett Field Airport**

The project is scheduled to go to the Board of Supervisors for approval on June 13, 2017, to establish the project and obtain grant authorization.

- **Fox Runway 6/24 Reconstruction Project (Design)**

The rehabilitation of the entire ramp design is scheduled to go to the Board of Supervisors for approval on June 13, 2017.

- **Video Surveillance**

Mr. Smith addressed a comment that Commissioner Cornwall had regarding the video surveillance at San Gabriel Valley Airport in a past meeting. Mr. Smith explained that Information Technology Division staff is coordinating and preparing for the rigorous process that is required to update the security systems on the airports.

- **Soil Stabilization at San Gabriel Valley Airport**

A topical soil stabilization will be applied at both ends of the runway of the San Gabriel Valley Airport to control dust.

- **Miscellaneous Questions and Answers**

Commissioner Weeks asked Mr. Smith if he could have a copy of the capital project notes he covers in the meetings.

Commissioner Cornwall requested that Aviation Division provides the Commission a copy of all the documents that will be presented at the meeting 1 week prior to the meetings.

Commissioner Lord asked Mr. Smith if there was any update pertaining to the Catalina Island Airport. Mr. Smith stated there is no activity with the airport.

Commissioner Perez asked if projects at the airports were managed by AAC or Aviation Division. Mr. Smith informed Commissioner Perez that projects are managed by Aviation Division.

Commissioner Cornwall requested a copy of the minutes for the first tenant meeting that was held regarding the apron ramp project. Mr. Smith informed Commissioner Cornwall that minutes are not taken for such meetings, but he would provide a copy of the agenda.

D. Annual Hangar Rental Rates adjustment

Mr. Smith described in detail the rental rates to the Commission and pointed out that included in their package was a rental rate survey conducted by Mr. Wardle and his staff as was requested by Commissioner Castagna. In addition, Mr. Smith recapped that the reason there are non-aviation tenants on the airports is because there is excess hangar capacity.

Commissioner Castagna stated that the FAA adjusted its policy on non-aeronautical uses and gave discretion to the airports to use the space that is no longer generating a cash flow to sustain the airport. Commissioner Castagna also added that removing the north portable hangars is in line with what the FAA requires.

Mr. Smith also mentioned that there is no room to house the hangars once they are removed.

Secretary Simmons noted his rationale as to why the County may consider maintaining the hangars as he believes that California may have a demand for aviation hangars in the future. Mr. Smith stated that when demand for additional hangars arises, the County will build new hangars to accommodate the demand.

The motion to support the recommendation for the Fiscal Year 2017-18 annual rental rates increase was unanimously approved on a motion from Commissioner Lord and seconded by Commissioner Cornwall.

Commissioner Castagna advised that the FAA would prefer to have general storage rental rates raised to match the outside competition.

E. San Gabriel Valley Airport Items

None.

II. PUBLIC COMMENT – OPEN FORUM

Mr. Mario Delgado, Delgado Aviation, expressed interest in the south hangar. Mr. Delgado explained that the south hangar would be utilized for the expansion of his growing business.

Mr. Benjamin Bundt, MB Thrill Squadron, expressed he is interested in the south hangar and summarized what his squadron offers and future plans, which include a new chapter of the Experimental Aircraft Association at San Gabriel Valley Airport.

Ms. Leanne Powers, MB Thrill Squadron, shared with the Commission that MB Thrill Squadrons' focus is heritage vintage planes specializing in upset recovery, spin endorsements, and basic aerobatics. Ms. Powers thanked Mr. Curioso for all his help and support with the Aircraft Owners and Pilots Association's Rusty Pilots Seminar as well as expressed MB Thrill Squadrons' interest in establishing a future Experimental Aircraft Association Chapter at San Gabriel Valley Airport. Also,

Ms. Powers expressed her concern pertaining to her inability to obtain fuel at the airport. Ms. Powers explained that she understood the temporary situation taking place at the fuel station and the fuel truck, but she became concerned when trying to obtain fuel with the secondary provider on the airport. Ms. Powers stated that she is unable to obtain fuel with the secondary provider because there is a 10 gallon minimum. Mr. Wardle informed Ms. Powers that the fuel station is now functional, and the truck was repaired. In addition, Mr. Wardle will inquire on the 10 gallon minimum from the secondary provider.

Secretary Simmons asked why fuel on demand was not feasible. Mr. Wardle informed Secretary Simmons that a breaker at the fuel island was impairing the station, and the fuel truck was inoperable due to a mechanical problem. He informed the Commission that both problems are resolved and are back in service.

Mr. Jeff Strouse, Aerial Sim Training, revisited his concern with the video surveillance cameras on the airports he had brought up a year ago. He expressed his concern with a gate close to his hangar that can be easily opened from the outside because of a hole on the gate.

Mr. Gabe Lopez, San Gabriel Valley Airport Association, expressed his interest in the south hangar to be used for a museum. He added that he would like to see the north hangars stay and not be removed. Mr. Lopez stated his opinion as to why the north portable hangars should stay, indicating that a privateer should put the money for a slab.

Commissioner Cornwall asked why the south hangar remained emptied for so long. Chairman Butts reminded Commissioner Cornwall that the building is not up to code. Commissioner Cornwall stated that, in her opinion, it would not take too much to bring the hangar back up to code. Mr. Wardle informed Commissioner Cornwall that estimates to demolish the illegal structures in the building are between \$50,000 to \$100,000. Mr. Smith informed the Commission that County inspectors have opined unfavorably regarding the condition of the building. Commissioner Cornwall requested a report of the status and cost of the building. Mr. Smith informed Commissioner Cornwall that the cost to obtain such a report would be expensive. Commissioner Cornwall requested a copy of the report prepared by county inspectors. Mr. Smith indicated that a formal condition report was not requested, rather the opinion of fellow public works engineers. He offered to perform a formal inspection and report, but admonished that there will be a cost to do that. He also offered Commissioner Cornwall a walk-through of the building with a County inspector as had previously been done.

Commissioner Castagna suggested that a Request for Proposals for the south hangar be done and added that, if a private party is interested in leasing the building, the airport has the obligation to generate the fees. Commissioner Castagna mentioned that whoever leases the south hangar could accommodate other uses.

Mr. Wardle informed Commissioner Cornwall that he is the one that obtains the bids for the demolition and asked Commissioner Cornwall if she could clarify her question. Commissioner Cornwall stated that she wanted a written report from an inspector about the building and wanted to know who is overseeing the RFI.

Mr. Wardle responded to Commissioner Cornwall that AAC is not suggesting that the building be demolished. He clarified that, in the document, it would be asked for peoples' interest and that the building be rehabilitated or the entire area be redeveloped. Mr. Wardle requested that the report be tabled and allow Mr. Wardle to present the solicitation document as soon as it is ready.

Mr. Gilbert Viramontes, San Gabriel Valley Airport Association, stated his concern with the removal of the north portable hangars and suggested that the hangars be returned and continue leasing them out to a privateer.

Mr. Scott Janosco, Brackett Port Hangar Association, requested to be added to the agenda and asked for additional time. Chairman Butts informed Mr. Janosco about a legal matter attached to this issue, and for this reason, he will not be able to comment. Mr. Janosco furnished a summary on the situation with the hangar association.

Mr. Terry Windust, Portable Hangar Association, addressed the Commission and described a document that was presented to the Commission. He asked for consideration from the Commission to keep the Portable Hangar Association at Brackett Field Airport.

Mr. Gabriel Piña, San Gabriel Valley Airport tenant, informed the Commission that he had a complaint toward AAC for retaliation. Mr. Piña explained the specifics of the complaint and concluded by saying that the problem has been redressed. Mr. Wardle offered to meet with Mr. Piña if he had additional information.

Mr. Henry Hallam, San Gabriel Valley tenant, informed the Commission that he is one of the aviation tenants that was displaced and does not agree with the removal of the north portable hangars.

Commissioner Amundson commended Mr. Lonctaux for reaching out to the Chamber of Commerce and the City of La Verne that helps County airports to sustain and grow.

NEXT COMMISSION MEETING WILL BE ON:

**Wednesday, June 28, 2017, at 7 p.m.
at Brackett Field Airport
1615 McKinley Avenue
La Verne, CA 91750-5846
(909) 593-1395**

The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

George G. Butts, Chairman
Los Angeles County Aviation Commission