

**BIG BEAR AIRPORT DISTRICT  
BOARD OF DIRECTORS MEETING  
MINUTES**

**Wednesday October 2, 2007 at 2:00 p.m.  
Big Bear Airport Pilots Lounge  
501 West Valley Boulevard  
Big Bear City, California**

1. President Jay Obernolte called the meeting of the Big Bear Airport District Board of Directors to order at 2:00 PM. Following the Pledge of Allegiance the roll was taken.

Present: Jay Obernolte, President  
          Thorne Waymire, Director  
          Gary Steube, Director  
Absent: George Berge, Director  
          Russell Lowery, Vice President

Others Present: Garry Dokter, General Manager  
                  Carol Binford, Board Secretary

2. **AGENDA APPROVAL:** At the request of Director Berge, President Obernolte continued section 10, a & b to the November Board meeting. Motion was made by Director Waymire to approve the Agenda as amended and seconded by Director Steube. The Motion carried unanimously.
3. **MINUTES APPROVAL:** Motion to approve the Minutes of the September 12<sup>th</sup>, 2007 meeting of the Board of Directors was made by Director Steube, seconded by Director Waymire. Motion carried unanimously.
4. **VISITORS COMMENTS:** No visitor comments.
5. **MANAGER'S REPORT:** Manager Dokter informed the Board that the United States Aviation Museum sent a letter of thanks and a poster displaying the B29 "DOC." They said The engine donated by the Airport was in much better condition than they had thought. Director Steube delivered the engine to Wichita, Kansas and said he had a great time and the facility for the restoration of "DOC" was amazing.
  - a. Bulter 2 fire: The Airport was much better prepared for the TFR and the fire fighters than a year ago July. At one point there were 7 type 1 heavy lift helicopters and 5 type 2 and 3 of the lighter helicopters and we were able to work them all in and also able to have the TFR moved off of the Airport. The Airport was given a Certificate of Appreciation from the ground management team. Another thing that came about was the development of a helo-base set up plan for the Airport. It outlines a couple of scenarios of how to set up what equipment and where in a fire situation. It also works well with our proposed helicopter parking spaces. This plan was created by Wes Shook and Manager Dokter.
  - b. Castle Glen Beacon light shield was fabricated and installed. The beacon light has been turned on by our staff and no complaints have been called in.
  - c. Audit: The 2006/2007 audit draft was received today and is in your packets. Manager Dokter will complete the management analysis which he will send to Shawn Washington Accountancy Corp and hopefully by next month we will have this closed out.
  - d. Bird perch pole: No Action by Forrest Service due to Butler fire.

- e. Cal Trans tree removals: There are 3 trees left to be removed and the cost will be approximately \$800 per tree. Caltrans will be looking at the trees on the south side which can block sight of the runway. This will need to become part of the Airport's regular maintenance not just a reaction to the CalTrans inspection. A plan to determine who will bear the cost and whether the trees be cut down or topped will need to be discussed.
- f. Instrument Procedures: Little has happened due to FAA restructuring, however this last restructuring has the potential to be beneficial to the Big Bear Airport.

## 6. OLD BUSINESS

- a. Bear City Park – President Obernolte asked Manager Dokter to call Reese Troublefield and put on the agenda details of what will be discussed regarding the Bear City Park.
- b. Attorney opinion of the letter from Bear Valley Hospital attorney Mr. Marc Hurd denying relief from possessory property tax for our tenants: Our legal council Betsy Martyn had several suggestions. The letter sighted many cases where property taxes were applied without challenge but in each case it was the County that has applied the possessory tax. It is not clear that a Special District has that ability. It has not been established as a point of law and has not been challenged either. The letter never said they were right they just disagreed with the letter from the Airport. She believes it is a point of law that ultimately would be Constitutional and we would win but at what cost? She suggested the Airport make a Public Records Act request and make them document what the assessment really is and all of the back up leading the assessor to apply this to hangar parcels here on the airport. They would have 10 days to respond. Or the Airport could write a letter back and say we disagree with your assessment and we reserve the right to further challenge in the future if they intend to assess any further possessory tax and that we should have a dialog before they moved forward. Ms. Martyn also suggested the tenants could invoke a "Howard Jarvis" type tax watch group to look into it. The Airport would not be involved in this. The next thing would be a full on law suit which would be costly.

After discussion Director Waymire made the Motion that the Airport evoke the Public Records Act and respond to the Hospital attorney's letter and state we have the right to protest any further attempts to tax the hangars in the future. Director Steube seconded and the Motion passed unanimously.

- c. Report on hosting for public purpose: Basically hosting for public benefit is fine as long as there is public benefit to both the guest and the hosting agency. There is public benefit to having Airport Manager's sharing their experience and knowledge. As long as there is no lobbying or a benefit to a public official and is beneficial to both parties and is reasonable there is no problem. The survey as to how the other airport's pay for hosting this meeting is varied. Apple Valley used employee fund money, Dutch treat and county money. At Riverside the manager paid out of administrative and general expense, French Valley was paid for by the County of Riverside.

## 7. NEW BUSINESS: None

## 8. STANDING COMMITTEE REPORTS:

- a. Finance Committee: None  
Financial Reports:  
Check Register  
Tax Revenue:
- b. Lease Committee: None
- c. Personnel Committee: None
- d. Airport Development: The airport has the Elevation Study as a point of reference; next a

general outline of the building which is over on the counter. The placement will be between the bank and the fence. The next step will be the utility layouts, design drawings then we will be in position to have bid packages made up at the same time we are working through the permit process with the county.

9. **BIG BEAR AIRPORT PILOTS ASSOCIATION:** Young Eagles will be Saturday October 13<sup>th</sup>, 2007 with a pot luck Hangar Party afterwards at 2 P.M.
10. **ANNOUNCE AND ADJOURN TO CLOSED SESSION PRUSUANT TO GOVERNMENT CODE SECTION 5957:**
  - a. Postponed to next Board Meeting.
11. **FUTURE AGENDA ITEMS:** Continued closed session items section 10 items a & b. Schedule next Air Fair meeting in October. President Obernolte suggested Manager Dokter email the Board with a proposed date perhaps in the last week of the month.
12. **NEXT MEETING DATE:** November 7, 2007 at 2 P.M.
13. **DIRECTORS COMMENTS:** President Obernolte received a letter from the California Special Districts Association member agency asking for nominations to serve on their various committees. He asked if anyone would like to serve on these committees. No interest was shown.
14. **ADJOURN: 2:48 P.M.**

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Jay Obernolte, President

Attest:

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Carol Binford, Board Secretary