

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

**Wednesday December 5, 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. President Obernolte requested a moment of silence and remembrance for past President Robert Mc Nutt who was killed one year ago in a plane crash.

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

Others Present: Garret H. Dokter, Jr., General Manager
Carol Binford, Board Secretary

2. **AGENDA APPROVAL:** President Obernolte suggested reorganizing the agenda, with 7 a, b, c and 6.a. in between Minutes Approval and Visitor's Comments, with the rest of the agenda as written. Motion to reorganize the agenda by Vice-President Lowery, second by Director Waymire. All ayes; motion carried.

3. **MINUTES APPROVAL:** Director Steube made a motion to accept the minutes of the Regular Board Meeting of October 2, 2007 and the minutes of the Regular Board Meeting of November 7, 2007. Second by Director Waymire. All ayes.

7. NEW BUSINESS

a. Reorganization of the Board of Directors –

1. President - Jay Obernolte. Motion by Director Berge; second by Vice-President Lowery. All Ayes.
2. Vice-President – Gary Steube. Motion by President Obernolte. Second by Vice-President Lowery. Thorne Waymire – Nomination by Director Berge. Director Waymire declined. All Ayes.

Standing Committees - Director Waymire suggested keeping the Standing Committees as they are.

Airport Development Committee - President Obernolte requested of Director Berge that he serve on the Airport Development Committee as he has attended numerous conferences and his experience would benefit the construction of the new maintenance building. President Obernolte also requested that Vice-President Lowery continue to chair the Airport Development Committee.

Finance Committee – Director Waymire will continue to chair the Finance Committee; with President Obernolte.

Lease Committee – Director Berge will continue to chair the Lease Committee, with Director Steube.

Personnel Committee – Director Steube will continue to chair the Personnel Committee, with Director Waymire.

7. NEW BUSINESS (con't)

b. Properties Located on Mountain View: Community input from residents regarding their properties on Mountain View Dr. Residents requested copies of the Master Plan; President Obernolte stated this is a public document and will be made available to the public. President Obernolte then discussed the Master Plan to give the general public a more informational view of the Plan. The Directors assured the public that the Master Plan is a document which airports are required to submit to the FAA for funding of future projects and that the Board does not have to accept any or all of the proposed plan. Any future projects will be brought up in open session for the public's input and comments.

c. Presentation of Development on Big Bear Blvd. and Shore Drive: Presentation by Developers Arthur Menaldi and Patrick Brennan to build low-income housing, hotel and shopping. The Board requested plans and would not be opposed to anything outside the approach guidelines. President Obernolte stated there is a consensus the Board would possibly approve the hotel and shopping but there is some concern about the affordable housing based on the location. President Obernolte would like to see detailed plans for the property and see the property in person before making any decisions.

6. OLD BUSINESS:

a. The San Bernardino County was represented by David Slaughter, Jeff Rigney and Reese Troublefield who gave a status report on Bear City Park. The County is working towards North most parcel becoming the property of the historical society. The parcel with the well is going to become the property of CSD through a land swap agreement. The remainder of Bear City Park is to be sold by the County and is offered to the Airport District for \$718,900. The County will work with the Airport to ensure that the purchase can accommodate the rerouting of Greenway Drive. There was general discussion on the two appraisals, methods of funding, environmental requirements, timetable for purchase and any actions on items to be carried forward. The County will research any deed restrictions from the original donation of the land and research the future of Tom Core Drive that the public accesses.

4. VISITORS COMMENTS: Thanks and appreciation from members of the Museum to the Board for taking them into consideration during the Park District discussions.

5. MANAGER'S REPORT:

- a.** The Airport Holiday Potluck will be held on Tuesday, December 18, 2007, from 12:00 p.m. to 3:00 p.m.
- b.** Manager Dokter stated the response by Betsy Martyn to Mr. Marc Hurd has been delivered.
- c.** Billing costs for Mr. Marc Hurd's response was \$2560.00.
- d.** Ethics Training will be required in the year 2008. The City of Big Bear Lake will most likely provide the training.
- e.** The trees east of the Airport were trimmed. Four trees were topped and the three remaining are to be removed and will be done this month. AAA Tree Service was the low-cost bidder. One owner requested the wood from the tree removal and will be contacted.
- f.** Addressed by the Development Committee, item 8.d.
- g.** The next meeting for the Maintenance Building Workshop will be held on December 19, 2007 at 2:00 p.m. in the Pilot's Lounge.
- h.** The meeting date to discuss Air Fair 2009 will be decided at a future date.
- i.** The BBAPA Aviation Lending Library will be moved to the Pilot's Lounge. Director Waymire suggested the possibility of having an airport museum with artifacts.
- j.** LAFCO Budget Allocation – Baker CSD has initiated not paying the LAFCO fees which are state mandated. LAFCO will go to the County Tax Collector and request they be funded first before tax allocation is given to the CSD.
- k.** No activity.

8. STANDING COMMITTEE REPORTS:

a. Finance Committee: Motion to accept the final audit of 2006/2007 presented by Mr. Shawn Washington on November 7, 2007 by Director Waymire, second by Director Steube. All ayes.

b. Lease Committee: AQMD lease was discussed by Manager Dokter. They would like to renew the lease for three year term. Manager Dokter updated the lease with the same conditions as before. Director Berge made a motion to enter into a three year lease agreement regarding the pump station building. First year will start 1/1/08 at \$275.00 per year; 1/1/09 at \$290.00 per year; 1/1/10 at \$305.00 per year. Second by

Director Steube. Ayes – President Obernolte; Vice-President Lowery; Director Berge; Director Steube. Nay – Director Waymire.

c. Personnel Committee: No action

d. Airport Development Committee – Committee Chair Lowery, President Obernolte and Manager Dokter met December 4, 2007 with engineer McHugh. The County is to make a determination whether or not we have to go through county planning process. We have not heard back from them as yet. Manager Dokter reported utility and grading drawings have been taken to the County Building and Safety by Mc Hugh Consulting. Regarding the Public Contracts and Procurement Regulations we're finding out if we can go through the shorter process. Bid packages need to be put together according to public procurement policy.

9. Big Bear Airport Pilots Association: BBAPA's next meeting will be held on December 11, 2007. The speaker will be a stunt pilot, Dean Englehart, to be followed by a Christmas get-together.

10. FUTURE AGENDA ITEMS:

a. Big Bear Airport's Hangar Rental Policy for the Lease Committee.

11. NEXT MEETING DATE: January 2, 2008

12. DIRECTOR'S COMMENTS: Vice-President Lowery presented a booklet stating what the Land Use Compatibility definitions are in regards to Bear City Park.

Director Berge asked Manager Dokter to provide clarification on regular meetings and special meetings as related to standing committees. Manager Dokter will provide this information at the January 2008 Board Meeting.

13. ADJOURNED: 4:50 p.m.

Jay Obernolte, President

ATTEST:

Carol Binford, Board Secretary

Transcribed by Nancy Jones, Administrative Assistant