

Official Minutes for CAC Meeting on April 28, 2022

*Minutes were approved by the CAC on June 24, 2022*



**DATE:** June 24, 2022  
**TO:** Council Airport Committee  
**FROM:** Director of Public Works  
**SUBJECT** Approval of Minutes of the Council Airport Committee (CAC) Meeting held on April 28, 2022

### **CALL MEETING TO ORDER**

Council Member (CM) Zermeño called the meeting to order at 5:32 p.m. with Mayor Halliday present. CM Salinas joined meeting during RPT 22-040 (Item #5 on Agenda).

**City staff:** Alex Ameri, Director of Public Works  
Doug McNeeley, Airport Manager  
Pamela Svrclin, Airport Operations Supervisor  
Todd Strojny, Airport Business Supervisor  
Arturo Hurtado, Airport Operations Specialist  
Amy Toste, Senior Secretary

**Members of the public present:**  
Thirty-six people on the Zoom presentation.

### **PUBLIC COMMENTS**

Bruce King, San Lorenzo resident, asked for a status update on two items: 1) violation regarding maintenance of a portion of Sulphur Creek and 2) the Sulphur Creek Culvert project.

### **REPORTS/ACTION ITEMS**

#### **1. Approval of Minutes for October 28, 2021**

A motion was made by Mayor Halliday and seconded by Council Member Zermeño. The motion passed unanimously; minutes approved as submitted.

## **2. Assignment/Assumption of Bud Field Lease (Item #3 on Agenda)**

Airport Manager McNeeley presented the report.

Council Member Zermeño asked if the roof on the building is in need of repair. Mr. McNeeley answered that he was not aware of any issues.

Council Member Zermeño asked when the lease would expire. Airport Business Supervisor Todd Strojny confirmed that it would expire in 2048.

### **Public Comments**

None.

*A motion was made by Council Member Mayor Halliday and seconded by CM Zermeño to recommend presentation of this item to City Council for their approval. The motion passed.*

## **3. Assignment/Assumption of Aviation Training Lease (Item #4 on Agenda)**

Airport Manager McNeeley presented the report.

Mayor Halliday asked for a description of Shade hangars. Airport Manager McNeeley provided a description of this hangar type.

CM Zermeño asked if aircraft are damaged by the strong winds at the airport. Mr. McNeeley answered that none recently have sustained major damage.

Council Member Zermeño asked when the lease would expire. Mr. Strojny confirmed that it would expire in 2047.

### **Public Comments**

None.

*A motion was made by Council Member Mayor Halliday and seconded by CM Zermeño to recommend presentation of this item to City Council for their approval. The motion passed.*

## **4. Update on Reuse of Skywest Property (Item #5 on Agenda)**

Mr. McNeeley presented the informational report.

Mayor Halliday asked if the Federal Aviation Administration (FAA) will support the current site plan. Airport Manager McNeeley answered that he had discussions with the FAA, and they will review and comment on the site plan and must approve it before development occurs. Staff must also submit an update to the Airport Layout Plan (ALP) before development can begin.

Mayor Halliday asked how people will cross the train tracks when walking through the Skywest Property to the Bayside Trail. Mr. McNeeley responded that the connection of the two trails is not part of the project.

## **Public Comments**

Mimi Dean requested that the Airport follow the City of Hayward's [Principle #8 of the 2040 General Plan](#) and further stated that open space is preferable.

James Altschul, owner of Hayward Hangars, asked if there was a decision on the configuration of the aeronautical development. Mr. McNeeley responded that a decision will be made later in the design process, but the hangars will be dedicated to smaller general aviation aircraft.

Randy Waage advocated for open space so the site can be used for recreational purposes.

Douglas Spalding wants to preserve the open space with a large park area and not accommodate more aviation use.

Janice Edwards asked if there is an environmental impact report in relation to this project. CM Zermeño said staff will take her question into consideration and report back.

William Budrewicz asked about the timeline for this project. Airport Manager McNeeley answered that it will be completed in approximately five years.

Joy Roeder asked about the connection between the walking trail of the Skywest Property to Kennedy Park and if a fence will be installed between the property and the Skywest Townhomes. Mr. McNeeley responded in the affirmative.

Zia Simon desires recreational development at the Skywest Property.

Ed Ward offered support for planned aeronautical development.

Bruce King asked if the City of Hayward or Hayward Area Recreation District (HARD) would maintain the open areas that were shown on the draft site plan. Mr. McNeeley responded that those details were yet to be determined.

Mimi Dean asked why the City of Hayward is not following its Master Plan. Director Ameri responded that Skywest Property is not subject to the Surplus Lands Act (AB 1486). Mayor Halliday added that the Airport land is treated differently than other areas of the City.

## **5. Potential Development of Former California Air National Guard Site (Item #2 on Agenda)**

Mr. McNeeley provided background information on the California Air National Guard (CANG) site and introduced Mark Heavey from Montecito Development Company. Mr. Heavey presented their proposal for the CANG site.

Mayor Halliday asked about the QR codes on signs throughout the history trail. The development team responded that the codes will add a digital/audio component to the trail by providing information that is not on the signs. The QR codes can also be used to advertise local businesses or other points of interest in Hayward.

Council Member Salinas asked if the CANG hangar would remain, and Airport Manager McNeeley said it would be demolished to make room for new structures.

CM Salinas asked if the building plans included rooftop amenities such as gardens, seating, and restaurants. The development team answered that those items can be discussed further.,

CM Salinas stated that he liked the site plan, particularly the grove of trees and the museum. CM Salinas would like to see public art added to the history trail to draw people to it and possibly make it a location for social media posts.

Council Member Zermeño wondered why the proposal shows loading docks on the side of Buildings #3 and #4. The development team replied that these items are depicted so there is flexibility with the building design. There may be a need for shipments of large items for manufacturing of products.

CM Zermeño asked about building height, and the development team answered they will not exceed 32 feet.

CM Zermeño asked how “green” the project would be. Mr. Jim Terry, architect with Montecito Development, expects the project to be close to the Silver Category for the CALGreen building codes.

CM Zermeño commented that he would like to see a roof garden, too, if possible. In addition, he desires that the museum/community center to be larger. The development team responded that they would look into these items.

CM Zermeño asked if the CANG sign on the hangar could be salvaged and reused. The development team said they will attempt to save the sign.

### **Public Comments**

None.

*A motion was made by Council Member Mayor Halliday and seconded by CM Salinas to recommend presentation of this proposal to City Council as a work session item. . The motion passed.*

## **6. Hangar Condition Assessment – Project Update**

Airport Operations Supervisor Pamela Svrclin presented the report. She provided an overview of the work completed on the hangar roofs, which included an application of coating, replacement of vents, and removal and installation of new panels. Airport Operations Supervisor Svrclin stated that the work was completed on April 8.

CAC Committee members had no questions or comments.

### **Public Comments**

None.

## **7. Updated 2022 Agenda Planning Calendar**

Airport Manager McNeeley presented the informational report of the upcoming items.

CM Zermeño mentioned that he would not be available for the June 24, 2022, CAC Meeting and asked if staff could reschedule it for June 17<sup>th</sup>. CM Salinas added that he was free on June 17<sup>th</sup> as well. Mr. McNeeley said that staff will investigate the ability to reschedule the June 24<sup>th</sup> meeting to June 17<sup>th</sup>.

### **Public Comments**

None.

## **Committee Member/Staff Announcements and Referrals**

Mr. McNeeley announced:

1. Home2Suites hotel had a “soft opening” in March and will have a grand opening after landscaping is complete.
2. The 2022 pilot survey conducted by *Aviation International News* showed Meridian Hayward rated in the top 10 percent of fixed-base operators nationwide.
3. The number of flights and fuel sales increased year over year.
4. Hayward Airport was awarded a \$763,000 grant from the Federal government’s Bipartisan Infrastructure Law, and additional infrastructure grants may be forthcoming.
5. The Airport Open House is scheduled for Sunday, September 11, 2022.

Mayor Halliday recommended *Our Towns* by James and Deborah Fallows, which chronicles a couple travelling across America in a single-engine aircraft.

Council Member Zermeño has seen Facebook posts regarding leaded aviation fuel and asked for a reminder about emerging fuel alternatives. Airport Manager McNeeley answered that the aviation industry is working on prototypes to eliminate leaded fuel as it shifts to other fuel technologies and electric aircraft.

## ADJOURNMENT

The meeting adjourned at 7:21 p.m.

### Meeting Attendance

	Present 04/28/22 Meeting	Present to Date This Calendar Year	Excused to Date This Calendar Year	Absent to Date This Calendar Year
Mark Salinas	✓	1	0	0
Barbara Halliday	✓	1	0	0
Francisco Zermeño	✓	1	0	0