



**DATE:** January 11, 2018

**TO:** Council Airport Committee

**FROM:** Interim Director of Public Works

**SUBJECT** Approval of Minutes of the Council Airport Committee (CAC) Meeting held on October 12, 2017

### **CALL MEETING TO ORDER**

Council Member (CM) Zermeño called the meeting to order at 5:30 p.m. with CM Salinas present. CM Mendall arrived a few minutes late.

**City staff:** Morad Fakhrai, Director of Public Works  
Doug McNeeley, Airport Manager  
Todd Strojny, Airport Business Supervisor  
Jimmy Vazques, Airport Operations Specialist  
Amy Toste, Senior Secretary

### **Members of the public present:**

Bob Burnett  
Lloyd Emberland  
David Gregerson  
Kim Huggett  
Carlos Rodriguez  
Jay Shah  
Jerry Turney  
Kate Turney

### **PUBLIC COMMENTS**

Jerry Turney, tenant of HD12, spoke about the hangar rent increase for FY18. Mr. Turney's full statement has been posted on the City of Hayward website with the other documents for the CAC Meeting dated October 12, 2017.

#### **1. Approval of Minutes for July 6, 2017**

Minutes approved as submitted.

## **2. Airport Infrastructure Study**

Doug McNeeley, Airport Manager, presented the report. He explained how projects are added to the Capital Improvement Program (CIP) budget, the types of projects within the Airport's CIP budget, and the types of projects which are outside of the CIP budget. The CIP budget is a ten-year plan with \$26.2 million earmarked for Airport improvements. Examples of CIP projects include the repaving of Runway 28L/10R, perimeter fence replacement, and placing portions of Sulphur Creek underground to improve runway safety. In addition, certain capital projects have been proposed for which adequate funding is unavailable. Many of these unfunded projects are ineligible for federal or state monetary grants because they are excluded under present guidelines, including the purchase of maintenance equipment and pavement rehabilitation projects in revenue-generating areas of the airport. The general aviation community contributes to the unfunded projects through the amounts they pay in rent and fuel.

The Airport has multiple vacant parcels of land and twenty-one City-owned buildings which are maintained by Airport maintenance staff and vendors. Before additional money is invested in maintenance, repairs, and renovations of these structures, staff needs to determine the best and highest use for the City-owned buildings and vacant parcels of land. An infrastructure study will determine if the buildings should be renovated, replaced, or if a new type of building is needed. A Request for Proposal (RFP) was issued on August 29, 2017 and the Airport received one response by the deadline. Next steps include:

- Refining the scope of work
- Reviewing the draft study and its recommendations
- Requesting feedback from individual and commercial tenants
- Requesting guidance from the CAC

Based on input from all interested parties, the draft study and modified recommendations will be presented to CAC in July 2018. By Fall 2018, there will be a finalized study which will be presented to City Council for approval.

CM Mendall asked if the budget for the "unfunded projects" would change if the infrastructure study determined that the current buildings were good and in serviceable state. Public Works Director, Morad Fakhrai, responded that the scope of work and amount might change after staff has a more accurate information.

Council Members Mendall and Salinas had questions about the upcoming CIP project for the perimeter fence. They wanted to ensure the new fence is not only safe, but attractive. Mr. McNeeley answered that the current fence meets Transportation Security Administration's (TSA) standards. Staff will attempt to locate fencing material that meets critical security needs and conforms to local ordinances.

CM Mendall wanted to encourage based tenants and businesses to participate in the feedback portion of the infrastructure study; it is important to see where their concerns fall to help prioritize the list of projects. He suggested an internet survey in addition to the informational meetings to boost involvement.

CM Salinas asked if the infrastructure study would include suggestions for new uses and new buildings for the community, such as summer camps and STEM programs for children of all ages. CM Zermeño added that an entertainment aspect for children would be useful too.

CM Zermeño asked about the planned modification to Golf Course Road. CM Zermeño is concerned about liability and safety of the users of the golf course due to lack of lighting. He inquired whether lights can be added for enhanced visibility. Mr. Fakhrai answered that installing additional lights to the road will be costly, and there will be height limits to the lights due to the road's location near the end of the two runways. In addition, Golf Course Road is on a leasehold which is currently maintained by Hayward Area Recreation District (HARD), so maintenance of the road is their responsibility. Staff can approach HARD about the issue, but it is not likely that additional lighting will be approved. Mr. McNeeley explained that the modification to the road included in the CIP is for a future project for an Engineered Material Arresting System (EMAS) at the end of Runway 28L that will prevent aircraft overruns. The size and shape of EMAS may alter the location of Golf Course Road.

## **PUBLIC COMMENTS**

None

### **3. Discuss Proposed Hotel Developments**

Airport Manager, Doug McNeeley, presented the proposed development plans for the Airport. One parcel of land is at the corner of A Street & Skywest Drive. Two other parcels are along Hesperian Boulevard. He showed conceptual drawings of both areas. Each area will have a hotel with a minimum of 110 rooms, parking, 150-person banquet facility, swimming pool, a stand-alone restaurant, and a small retail store. Both areas will have an initial 50-year lease with options to extend. A significant number of new staff employed by the hotels will be local hires. The Airport will earn an estimated \$210,000 per year for each hotel in base rent, plus scheduled CPI increases. The City of Hayward operating budget will gain approximately \$500,000 per year for each hotel due to various taxes. The expected timeline for these two projects are:

- Design completion by Fall 2018
- Construction completion by late 2019

CM Salinas asked if the height of the hotels would be sufficient to allow customers to view airport activity. Mr. Fakhrai answered that customers on the fourth floor may be able to see portions of the airport.

CM Mendall expressed his enthusiasm for the presentation. He said additional hotel space is needed and these projects will positively impact the Airport's budget.

CM Zermeño expressed his preference for somewhat upscale restaurants with table service, instead of fast food. He speculated that the hotels might increase international flights to our Airport.

## **PUBLIC COMMENTS**

Kim Hugget, President of Hayward Chamber of Commerce, supported the proposed hotel development.

### **4. Semi-annual Evaluation of Airport Noise Program (Oral Presentation)**

Airport Operations Specialist, Jimmy Vazques, gave a presentation about the airport noise program and complaints received. For the evaluation period, he noted that of 673 total complaints, only thirty-eight correlated with an exceedance of the airport noise ordinance. In addition, the thirty-eight exceedances occurred at a time that there was a total of 67,313 aircraft operations.

The presentation showed the Total Calls Received for January through August 2017. The chart separated the calls of three houses (Houses A/B/C) versus the calls received from all other houses. For this period, there were 501 calls from Houses A/B/C, and only 185 calls from all other houses. On average, 75% of the calls received by the Noise Office were from these three houses. Mr. Vazques reminded the group that he researches and follows up on every call the Airport receives.

The presentation included all Total Exceedances in 2016 versus Total Exceedances in 2017 for January through August. Any noted large spikes in exceedances were usually due to transient jets or changes in Oakland International Airport's traffic.

CM Mendall stated that the new format of the noise report is more helpful and very useful. CM Zermeño and CM Salinas agreed.

## **PUBLIC COMMENTS**

None

### **5. Future Agenda Items**

1. CIP Update
2. Update on the feasibility of a U.S. Customs office at HWD
3. Annual Evaluation of Airport Noise Program for CY17
4. Update on infrastructure study (July 2018)

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

Doug McNeeley spoke of a meeting with US Congressman Swalwell regarding the Congressman's opposition to privatization of the FAA. Staff asked for his assistance with trying to obtain an office for US Customs at Hayward Executive Airport. During the same meeting, Congressman Swalwell also met with the owner of Hope Flight. Hope Flight is a non-profit organization that provides flights to patients in need.

The Airport's Open House had the largest crowd in the history of the event. The official count by the CAP Cadets was 5,300 visitors to the Airport. The most popular attractions at this year's event were the C-130 Combat Shadow and the free airplane rides for children eight to seventeen years old by the EAA VAA Chapter 29.

CM Salinas played a video from his cell phone. The video was of the pet rescue flight on September 7, 2017. The flight came from Florida, and it evacuated 165 dogs and cats from shelters to make room for soon-to-be misplaced pets due to Hurricane Irma.

## **ADJOURNMENT**

The meeting adjourned at 6:37 p.m.