

# CITY OF MERCED

*"Gateway to Yosemite"*



## **WELCOME TO YOUR REGIONAL AIRPORT AUTHORITY** **MEETING OF THE CITY OF MERCED**

### **AUTHORITY MEMBERS**

Janet Young Chair, Richard Basart Vice-Chair, Kraig Riggs,  
Larry Morelock, Jerry Crews, Ray Beverly and John Sundgren

### **AGENDA**

**7:00 pm**  
**COUNCIL CHAMBERS**  
**678 WEST 18<sup>th</sup> STREET**  
**MERCED, CALIFORNIA**

**TUESDAY**  
**JUNE 21, 2011**

**([www.cityofmerced.org](http://www.cityofmerced.org))**

STAFF REPORTS OR OTHER WRITTEN DOCUMENTATION RELATING TO EACH ITEM OF BUSINESS REFERRED TO ON THE AGENDA ARE ON FILE IN THE AIRPORT ADMINISTRATION OFFICE OF THE AIRPORT SUPERINTENDENT. ANY PERSON WHO HAS QUESTIONS CONCERNING ANY AGENDA ITEM MAY CALL THE AIRPORT SUPERINTENDENT AT (209) 385-6873 TO MAKE INQUIRY REGARDING THE NATURE OF THE ITEM DESCRIBED ON THE AGENDA. PRIOR TO EACH REGULAR CITY COUNCIL MEETING, A COMPLETE AGENDA PACKET IS AVAILABLE FOR REVIEW IN THE FOYER OUTSIDE THE COUNCIL CHAMBERS AND ON THE CITY'S WEBSITE AT [WWW.CITYOFMERCED.ORG](http://WWW.CITYOFMERCED.ORG). ANY DOCUMENTS PROVIDED TO A MAJORITY OF THE COMMITTEE MEMBERS AFTER THIS AGENDA IS POSTED WILL BE AVAILABLE FOR PUBLIC INSPECTION IN THE CITY CLERK'S OFFICE DURING NORMAL BUSINESS HOURS.

FOR CITIZEN PARTICIPATION INSTRUCTIONS, PLEASE REFER TO THE CITY'S WEBSITE AT [WWW.CITYOFMERCED.ORG](http://WWW.CITYOFMERCED.ORG). A HANDOUT IS ALSO AVAILABLE AT THE MEETING ADJACENT TO THE AGENDA. INDIVIDUAL AGENDA ITEMS MAY BE HEARD IN AN ORDER THAT IS DIFFERENT THAN THEY APPEAR ON THE AGENDA TO ACCOMMODATE MEETING PARTICIPANTS.

**INFORMATION FOR INDIVIDUALS WITH DISABILITIES:**

Accommodation for individuals with disabilities may be arranged by contacting the City Clerk's Office at 209-388-7100.

Assisted Hearing Devices Available for Hearing Impaired  
Teletypewriter (TTY) 209-385-6816

THE PUBLIC HAS THE OPPORTUNITY TO ASK QUESTIONS OR COMMENT AT THE TIME SPECIFIC AGENDA ITEMS ARE CONSIDERED. NORMALLY, EACH AGENDA ITEM WILL HAVE A STAFF PRESENTATION, FOLLOWED BY COMMENTS OR QUESTIONS BY THE AIRPORT AUTHORITY MEMBERS. IF REQUESTED BY AN AUDIENCE MEMBER, THE CHAIRPERSON WILL THEN ALLOW THE PUBLIC TO MAKE COMMENTS OR ASK QUESTIONS. AFTER ANY PUBLIC INPUT, THE AUTHORITY MAY HAVE FURTHER DISCUSSION BEFORE TAKING ACTION TO THE NEXT AGENDA ITEM.

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. WRITTEN PETITIONS AND COMMUNICATIONS**
- D. ORAL COMMUNICATIONS**

AT THIS TIME, ANY MEMBER OF THE AUDIENCE MAY COMMENT ON ANY MATTER NOT LISTED ON THE AGENDA. PLEASE STAND AND STATE YOUR NAME AND ADDRESS FOR THE RECORD. THE AUTHORITY WILL NOT TAKE ACTION ON THE ITEM THAT IS BROUGHT TO THEIR ATTENTION THIS EVENING. IF IT REQUIRES ACTION, IT WILL BE REFERRED TO STAFF AND/OR LISTED ON THE NEXT AUTHORITY AGENDA.

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PLEASE BE BRIEF AND TO THE POINT. AVOID REPEATING WHAT PREVIOUS SPEAKERS HAVE SAID. IF TWO OR MORE INDIVIDUALS ARE HERE AS A GROUP AND WISH TO SPEAK ON ONE SIDE OF AN ISSUE, PLEASE SELECT A SINGLE SPOKESPERSON TO PRESENT YOUR VIEWS.

**E. CONSENT CALENDAR**

**1. AIRPORT AUTHORITY MINUTES FOR MARCH 15, 2011.**

Recommendation: *Adopt a motion to approve and file.*

**F. REPORTS**

**1. AIRPORT MANAGER'S REPORT**

*Recommendation: For information only.*

**2. MEDI-FLIGHT ALERT FACILITY SITE PLAN**

*Recommendation: Adopt motion to approve revised site location*

**3. FISCAL YEAR 2011/12 BUDGET UPDATE**

*Recommendation: For information only.*

**4. THORNTON ROAD RE-ALIGNMENT**

*Recommendation: For information only.*

**G. AUTHORITY BUSINESS**

**1. POSSIBLE INCOMPATIBLE LAND USE ACTIVITY**

*Recommendation: Discussion as desired by Authority members.*

**2. OTHER BUSINESS FROM AUTHORITY MEMBERS**

*Recommendation: Discussion as desired by Authority members.*

**H. ADJOURNMENT:**

TO THE NEXT AIRPORT AUTHORITY MEETING, TUESDAY JULY 19, 2011 AT 7:00 PM IN THE CITY COUNCIL CHAMBERS, 678 WEST 18<sup>TH</sup> STREET MERCED, CA 95340.

**CITY OF MERCED  
REGIONAL AIRPORT AUTHORITY MINUTES**

**COUNCIL CHAMBERS  
MERCED CIVIC CENTER  
678 WEST 18<sup>TH</sup> STREET  
MERCED, CA**

**TUESDAY  
MARCH 15, 2011**

**A. CALL TO ORDER**

Chair Janet Young called the meeting to order at 7:00 p.m.

**B. ROLL CALL**

Members Present: Janet Young, Rich Basart, Kraig Riggs, Larry Morelock,  
Jerry Crews and John Sundgren

Members Absent: Ray Beverly – Excused

Staff Present: Ron Elliott and Jessica Cortright

**C. WRITTEN PETITIONS AND COMMUNICATIONS**

None

**D. ORAL COMMUNICATIONS**

None

**E. CONSENT CALENDAR**

**1. AIRPORT AUTHORITY MINUTES FOR FEBRUARY 15, 2011.**

M/S/C – Morelock/Crews motioned to approve and file the minutes for the February 15, 2011 as submitted.

**F. REPORTS**

**1. MERCY AIR GROUND LEASE**

Airport Staff and Mercy Air Corporation (Medi-Flight) have negotiated a term sheet for a ground lease to build a new modular alert facility at the Airport. After much discussion and a failed motion to table item to the next meeting for further discussion, a final motion was made and passed by a 5-0 vote, with one member abstaining.

M/S/C – Morelock/Sundgren motioned to approve the terms provided to Mercy Air to construct a new alert facility, provided the Regional Airport Authority has the chance to review final lease before item going to City Council.

## **2. HANGAR RENTAL RATE FREEZE FOR 2011/12 FY**

On June 3, 2009 the Merced City Council approved Resolution No. 2009-40 adopting various fees, rates and charges applicable to the Merced Regional Airport (Attached). This Resolution was designed to provide a five year rates and charges plan setting fees, rates, and charges at Merced Regional Airport through July 1, 2014.

Since the Resolution has been adopted the local economy has stagnated due to a number of reasons at both the local and national levels. The 3 percent escalator provided a good “rule-of-thumb” at the time of adoption, but has now increased our fees, rates, and charges at a pace exceeding the current “down” market. In addition, through telephone calls and e-mails, airport staff found no other airports raising hangar rates.

M/S/C – Basart/Morelock motioned to approve the recommendation to freeze Resolution 2009-40 for one year.

## **3. SUPERINTENDENT’S REPORT**

Airport Manager, Ron Elliott reviewed items in the February 2011 monthly report.

## **G. AUTHORITY BUSINESS**

### **1. POSSIBLE INCOMPATIBLE LAND USE ACTIVITY**

None

### **2. OTHER BUSINESS FROM AUTHORITY MEMBERS**

None

## **H. ADJOURNMENT**

M/S/C – Basart/Crews motioned to adjourn the Airport Authority meeting at 7:48 pm and to meet again on Tuesday, April 19, 2011 at 7:00 pm at the Civic Center, 678 W 18<sup>th</sup> Street, in the Council Chambers.

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Janet Young, Chairperson  
Regional Airport Authority



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## Merced Regional Airport

May 2011  
Manager's Report

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### OPERATIONS

Airline enplanement numbers for the month of May were up 13 percent compared to enplanements in February. Compared to May of 2010, enplanements were up 19 percent. There were four cancellations this month; all for maintenance issues. Service to both LAX and LAS is going well and advanced ticket sales continue to climb.

### SMALL COMMUNITY AIR SERVICE DEVELOPMENT PROGRAM GRANT

The Small Community Air Service Development Program (SCASDP) Grant has been reinstated. A full array of print ads, radio ads, and a new billboard are all in place. All funds will be encumbered by the time the grant expires on June 30, 2011.

### CAPITAL PROJECTS AND CONSTRUCTION

The new Airport security system installation is complete. All close-out paperwork has been turned in to the FAA.

This year's FAA ACIP Grant, \$1.1 million for our aircraft apron expansion is complete. Airport staff is in the process of closing out the grant.

Airport staff has been working on the Federal Aviation Administration Airport Capital Improvement Grant for 2011. The grant application was approved by City Council on January 18 and sent to the FAA for approval. This year's grant application is focused on a study to determine the design, site layout, aircraft parking ramp, and vehicle parking area for a new passenger terminal. Currently waiting on FAA funding.

The RS&H Consulting Firm contract award goes to City Council for final approval on June 6, 2011.

### OTHER

The Hangar BBQ conditional use permit and revised lease were approved by City Council on March 21<sup>st</sup>. Airport and City staffs are now waiting on plan submission and permit request from Mr. Stuhmer. Once plans have been approved, bonds issued, and permits are in place renovations can begin.

Legal is working with Gateway Air Center on consolidating numerous lease amendments into one lease. Progress is being made, but a completion date has not yet been determined. A draft lease is currently in review.

To: Regional Airport Authority  
From: Ronald K. Elliott, Airport Manager  
Date: June 21, 2011  
Re: **Mercy Air Alert Facility Ground Lease**

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### **Discussion**

Mercy Air Corporation, currently doing business at Merced Regional Airport as Medi-Flight, has asked Airport staff about the possibility of leasing ground area at the airport to construct an alert facility. Medi-Flight is currently leasing space from Gateway Air Center for their alert facility, but feel a new facility used solely for their purposes would better suit their needs.

At the March 2010 Regional Airport Authority meeting an initial term-sheet and site plan were presented. Since that time, numerous changes have been made and other site locations have been considered. New site location attached. A new term-sheet will be presented to Mercy Air after the site plan is completed.

### **SUMMARY/RECOMMENDATION:**

For information and discussion at this time. At the March 2011 Regional Airport Authority meeting a motion was made and carried to bring the completed lease back to the Airport Authority for review prior to going to City Council approval.

Attachment:  
Mercy Air Site Plan



Remove 25' of Fence

New 8' Chain Link Fence

6" AB Base

2" Asphalt 5' Wide Sidewalk over 4" AB

24' X 60' Buiding

2" Asphalt 8' Wide Sidewalk over 4" AB

New 8' Chain Link Fence

2" Asphalt 50' X 50' over 6" AB



# **MERCED REGIONAL AIRPORT**

## **Budget Realities Update**

**FY 2011 – 2012**



# BUDGET CHALLENGE REMINDER

- **\$ 5 Million deficit**
- **Property taxes down 30%**
- **Sales tax revenue down 32%**
- **Sustainability**



# Plan A & Plan B Targets

Plan A	(3%) \$3,125	(Net) \$512,774
Plan B	(15%) \$15,624	(Net) \$500,305

➤ No vote on 0.5% Sales Tax, 15% budget scenario



# General Fund Transfers

2005	\$ 302,250	
2006	264,394	
2007	441,812	
2008	76,481	
2009	227,601	
2010	72,945	
2011 budget	104,159	minus 15% =
2012 estimate	88,535	



# Council's General Fund Priorities 2010 & 2011

## 2010

- Police
- Fire
- Economic Development
- Code Enforcement
- Parks
- Streets
- Planning
- Recreation
- Street Trees
- Airport
- Visitor Services
- Zoo

## 2011

- Police
- Fire
- Economic Development
- Planning
- Code Enforcement
- Parks
- Streets
- Street Trees/Visitor Services
- Recreation
- Airport/Zoo

\* These are only the "Top 10" of many City Council Priorities.



*To Be, or Not To Be.....  
We will most definitely BE*

**No Services will be cut.....however,**

**No Travel Funds**

**No Meeting Funds**

**No Training Funds**

**No Conference Registration Funds**

**No Computer Replacement Funds**

**Interdepartmental Direct Svc Charges  
and Insurance cost reductions**



## *Leverage More with Partners*

- **Great Lakes Airlines**
- **Gateway Air Center**
- **FAA**
- **Medi-Flight/Mercy Air**
- **Hangar BBQ**
- **UPS/Redding Aero**
- **Colimair**



## *Merced Regional Airport What we Influence*

- **Quality of Airport**
- **Commercial Airline Operations**
- **Rates and Charges**
- **Land Leases/Sales**



*Danger, Warning, Warning*

**FAA Funding  
Stagnate Economy  
AB 48  
Unfunded Mandates**

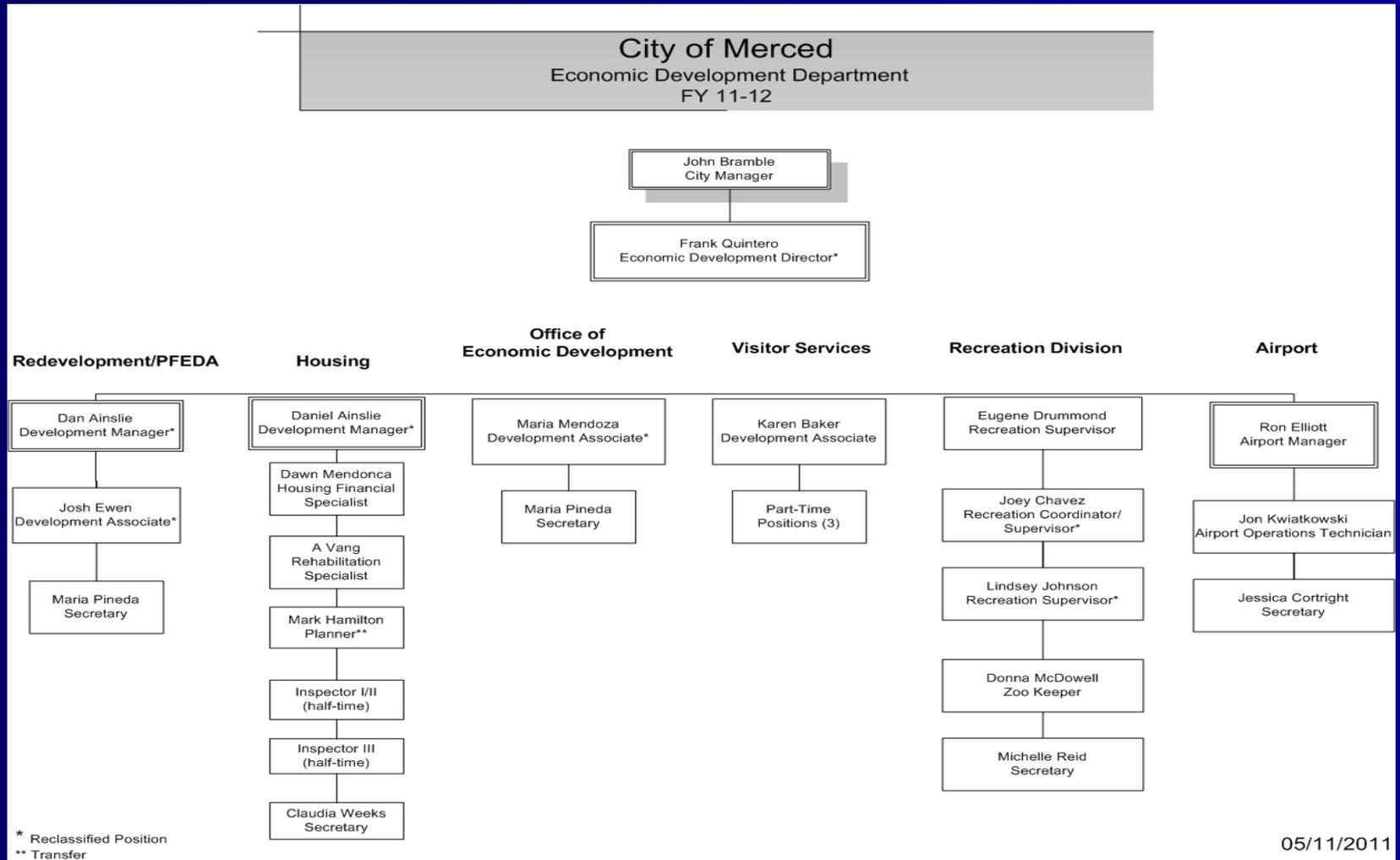


# Future Possibilities

- Hangar BBQ Renovations
- Medi-Flight/Mercy Air Alert Facility
- New GA/Corporate Hangars



# Revised Organization



To: Regional Airport Authority  
From: Ronald K. Elliott, Airport Manager  
Date: June 21, 2011  
**Re: Thornton Road Re-alignment**

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### **Discussion**

The FAA Area District Office (ADO) in Burlingame has contacted Airport Staff regarding the possible re-alignment of Thornton Road. Due to regulation changes and additions defining how runway safety areas are configured, Thornton Road “clips” a small portion of the runway safety area. In order to remove the road from the runway safety area and correct this situation, Thornton Road needs to be moved from its current location approximately 68 feet to the west. (See attached).

The FAA has offered to pay for the re-alignment through an Airport Capital Improvement Program (ACIP) Grant. A preliminary cost estimate projects the cost to range from \$1.3 to \$2.0 million. The airport would be required to come up with \$50 - \$100K in matching funds. However, design and environmental work already completed could be used toward the match.

### **SUMMARY/RECOMMENDATION:**

For information only.

Attachment:  
Thornton Road Re-alignment Design



PRECAST 10' X 6'  
DOUBLE BOX CULVERT  
STRUCTURE = 300' LONG

**ROAD ONLY**  
**17745 S.F.**

**OVERALL**  
**39770 S.F.**

INSIDE F

INSIDE RADIUS = 1350'

PRECAST 10' X 6'  
DOUBLE BOX CULVERT  
STRUCTURE = 300' LONG

1000'

I:\ROYAL\_S\0877-Thornton Road Realignment\0877.dwg



*City of Merced*  
"Gateway to Yosemite"  
**DEVELOPMENT SERVICES**  
ENGINEERING PROJECTS AND STANDARDS  
678 W. 18th Street (209) 385-6846

# MERCED REGIONAL AIRPORT THORNTON ROAD REALIGNMENT

DR. BY: SER
DATE: 4/29/11
CH. BY: JCS
DATE: 4/29/11
File No. 0877
SCALE: NONE

To: Regional Airport Authority  
From: Ronald K. Elliott, Airport Manager  
Date: June 21, 2011  
**Re: Possible Incompatible Land Use Activity**

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No activity this month.

To: Regional Airport Authority  
From: Ronald K. Elliott, Airport Manager  
Date: June 21, 2011  
**Re: Other Business from the Authority**

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Authority members may introduce items to be calendared for a future agenda.