



MINUTES

Airport Subcommittee

Meeting Date: June 5, 2018

Meeting Time: 8:00 a.m.

Meeting Location: Cloverdale City Hall Conference Room

124 N. Cloverdale Blvd., Cloverdale CA 95425

Subcommittee Members and City Staff

Chair: Councilmember Melanie Bagby

City Manager David Kelley

Vice Mayor Carol Russell

Airport Manager Michael Morrissey

1. **Call to Order:** Chair Bagby called the meeting to order at 8:04 a.m. Present: Chair Bagby, David Kelley, and Michael Morrissey Absent: Vice Mayor Russell

2. **Communications:**

a) Thal letter

Correspondence from Ron Pavelka, received after publication of the agenda packet, is attached to the minutes

3. **Public Comment:**

Jacqueline Kennedy stated her delight at seeing the airport noise complaint form online.

Ron Thal asked why the quieter method used by NorCal Skydiving isn't used consistently. Chair Bagby asked for the question to be submitted in writing. Mr. Kelley stated he will forward that written question to NorCal so both question and response will be available for the next subcommittee meeting.

4. **Approval of Minutes:** The minutes of the October 3, 2017, meeting were approved.

5. **Current Items for Discussion:**

a) NorCal Skydiving lease agreement renewal

Mr. Kelley presented this item in detail. He stated the City Attorney has been asked to review a draft agreement, absent the terms, which will be added after feedback is received, for presentation to the City Council for their review and consideration at their June 26, 2018, meeting. Mr. Pavelka's correspondence was distributed to attendees and reviewed. Mr. Kelley added for the record that notice of the sale and transfer of NorCal Skydiving was received by the City and reviewed by the City Attorney and found to be proper notice. Discussion of the terms of the lease ensued.

6. **Information Only Memos:** None

7. **Future Agenda Items (subject to change)**

a) Plan for establishment of improvement funds of both City and private hangars

b) Update Disaster Airlift Response Plan (DARP)

c) Update Obstruction removal

8. **Pending Items:** None

9. **Good of the Order:**

Mr. Morrissey reported a good turnout for the Open House and the Young Eagles' program.

10. **Adjournment:** Chair Bagby adjourned the meeting at 8:57 a.m., to the next meeting scheduled for Tuesday, October 2, 2018, at 8:00 a.m., or alternate date if requested.

From: Ron Pavelka
To: [David Kelley](#)
Subject: Airport - Sky Diving Lease
Date: Monday, June 04, 2018 1:16:35 PM

Mr. Kelley,

I want to address the situation with regards to the sky diving operation and their upcoming lease.

Pursuant to many public discussions and presentations, the Alexander Valley Resort project is being considered by 2 different investors/developers. Both have independently concluded that the buildout for the hospitality alone will be over \$200,000,000. Plus we have the homes and the retail/light industrial area. It is estimated that once the project is complete, Cloverdale will add up to 500 jobs and provide a TOT tax base of \$2,000,000+ per year.

The airport is an asset to the community and both potential investors/developers have recognized the existence of the airport and will design their subsequent projects around this. The one factor that has been difficult for each developer is the possibility of the long term effect of a sky diving operation that does cause a significant increase in the decibels (noise) on the ground at the locations for the resort and residences. At this point in time, it is NOT anyone's intention to close down the sky diving operation, however as mentioned above, it is a long term concern.

The sales team consisting of myself and 3 other realtors would like to ask the City of Cloverdale to consider offering the Sky Diving operation a year to year lease. It would be the City of Cloverdale's option to renew the lease for an additional year at the end of the previous year. This provides the business with some assurances, yet allows other parties, such as the city to make changes should they become necessary to best benefit the community.

Thank you and the Airport Subcommittee's consideration in this matter.

Sincerely and Respectfully,

Ron Pavelka

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