



ORANGE COUNTY AIRPORT COMMISSION
AIRPORT COMMISSION HEARING ROOM
3160 AIRWAY AVENUE
COSTA MESA, CA 92626

**MINUTES OF REGULAR MEETING
NOVEMBER 6, 2024
5:00 PM**

COMMISSIONERS PRESENT: Sal Tinajero, Vice Chair, Second District
P. Alberto Sandoval, Commissioner, First District
Bruce Junor, Commissioner, Third District
Susan Dvorak, Commissioner, Fifth District

COMMISSIONERS ABSENT: Brendan O'Reilly, Chair, Fourth District

AIRPORT STAFF PRESENT: Komal Kumar, Assistant Airport Director
Mark Sanchez, Deputy County Counsel
Hector Gomez, Fiscal Deputy Director, Finance Administration
Amer Moujtahed, Deputy Airport Director, Maintenance
John Payne, Deputy Airport Director, Innovation & Technology
Tyler Polidori, O&M Manager, Maintenance
Polymeris Koliagis, O&M Manager, Maintenance
Rose Ortega, Airport Maintenance Superintendent
Julie Fitch, ALUC Executive Officer
Elizabeth Gallegos, ASR Manager

CALL TO ORDER: Vice Chair Tinajero called the meeting to order at 5:00 pm

PLEDGE OF ALLEGIANCE: Vice Chair Tinajero led the assembly in the Pledge of Allegiance

1. APPROVAL OF MINUTES: On Commissioner Dvorak's motion and Commissioner Junor's second, the Regular Meeting Minutes of October 16, 2024, were approved by a unanimous vote.

2. APPROVE REVISED RATES FOR AUTOMOBILE PARKING AT JOHN WAYNE AIRPORT (ASR 24-000780)

Recommended Action: Adopt a Resolution approving the revised automobile parking rates to be adjusted every two years to reflect Consumer Price Index increases, effective January 1, 2025, authorize the Airport Director to adjust rates every two years to reflect Consumer Price Index increases, and adopt the associated Board Resolution.

Fiscal Deputy Director Hector Gomez presented Item #2 to the Commission, covering the Airport's parking rates, which have been in place since 2008. He explained that the Airport's financial advisors, Frasca & Associates, assessed current operating and capital costs, including the Capital Improvement Program (CIP), and benchmarked the rates against other Southern California airports. Hector also outlined the parking operator labor costs, program expenses, CIP costs, and Frasca's recommended rate adjustments. He highlighted the updates made to the Agenda Staff Report (ASR) and Resolution since the last meeting and discussed potential impacts if the Airport did not raise its rates.

Commissioner Sandoval thanked Hector for revising the ASR and Resolution to address his concerns from the previous meeting, particularly for capping the annual rate increase at five percent. He explained that his primary concern was the potential for a substantial, non-market-driven rate spike.

Commissioner Junor shared his opposition to increasing the hourly rate from \$2 to \$4 per hour and why he believed it should be raised to \$3 per hour.

The following is the action taken by the Orange County Airport Commission: On Vice Chair Tinajero's motion and Commissioner Dvorak's second, Item No. 2 was approved 3-1; Commissioner Junor opposed.

APPROVE OTHER DENIED

Unanimous (1) Sandoval: Y (2) Tinajero: Y (3) Junor: N (4) O'Reilly: X (5) Dvorak: Y
Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

3. APPROVE AMENDMENT SIX FOR PASSENGER LOADING BRIDGE AND BAGGAGE SERVICES (ASR 24-000704)

Recommended Action: Authorize the County Procurement Officer or Deputized designee to execute Amendment Number Six to renew the contract with Oshkosh AeroTech, LLC for Terminals A, B and C Passenger Loading Bridge and Baggage Handling System Maintenance Services, effective January 14, 2025, through January 13, 2028, in the amount of \$21,282,128 for a revised cumulative total contract amount not to exceed \$53,993,831.

Maintenance O&M Manager Tyler Polidori presented Item #3 to the Commission. Tyler presented the main details of the Amendment, the scope of services performed, a description of the equipment serviced in the contract, a brief history of the contractor, and key considerations for contract renewal.

Tyler responded to Commissioner Junor's comments regarding services being down for a specific time and if any new software would be required. Tyler stated that the engineering team and contractor, Oshkosh AeroTech, would work together to determine how to phase out the project and explained that the contract includes an annual allowance for ongoing computer system upper-level control support and maintenance for the current system. Assistant Airport Director Komal Kumar stated that the Airport recently upgraded the systems in all three terminals, which was a complete overhaul, and it went well without the guests noticing.

Tyler responded to Commissioner Sandoval's question, asking if the technology and hardware of the passenger loading bridge would be upgraded, and clarified that the baggage handling system is scheduled for replacement in 2025.

The following is the action taken by the Orange County Airport Commission: On Vice Chair Tinajero's motion and Commissioner Dvorak's second, Item No. 3 was approved by a unanimous vote.

APPROVE OTHER DENIED

Unanimous (1) Sandoval: Y (2) Tinajero: Y (3) Junor: Y (4) O'Reilly: X (5) Dvorak: Y
Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

4. DELETED

5. PRESENTATION SNA Service Area Analysis Airport Land Use Commission Overrides

Julie Fitch, Executive Officer of the Airport Land Use Commission (ALUC) for Orange County, presented Item #5 to the Commission. She outlined ALUC's statutory authority, the composition of the Commission, how members are appointed, and their terms. Julie also explained the role of the California Department of Transportation (Caltrans), the four Airport Environs Land Use Plans (AELUPs), and the types of projects requiring ALUC review.

She detailed the ALUC's review process for changes to the notification and planning areas at John Wayne Airport (JWA), including noise contours, safety zones, flight paths, and FAR Part 77 obstruction surfaces. Once reviewed by airport staff, a recommendation is made to the ALUC on whether the project aligns with the AELUP.

Julie also addressed the outcomes of consistent and inconsistent determinations by the ALUC, and noted that if projects proceed despite an inconsistent determination, the County of Orange and airport operators are not liable for any resulting issues. ALUC meetings are held on the third Thursday of each month at 4:00 pm in the Airport Commission Room, with the public and Airport Commissioners invited to attend.

Julie addressed the Commissioner's questions about the ALUC's process when a project is submitted and overruled and whether the ALUC's role is to prevent airport liability. She explained that submitters can either revise their plans to align with ALUC guidelines or go through an overrule process. Julie emphasized that the primary goal of the ALUC is to ensure compatible land use around airports, preventing conflicts with airport operations and avoiding unsafe housing placements.

When Commissioner Dvorak asked if the city would be liable for accidents in areas the ALUC overruled, Julie clarified that while the law specifies the airport operator is not liable, it does not indicate who would be. Deputy County Counsel Mark Sanchez addressed Commissioner Dvorak's question of whether a city overriding the ALUC's decision would impact agreements like the Settlement Agreement, stating it would not necessarily affect such agreements.

Julie responded to further questions from the Commission asking if the Settlement Agreement is part of the review process and stated that the noise contours used for the ALUC are from the original Settlement Agreement and have not been updated. It would require an EIR and public meetings, which will happen with the next Settlement Agreement update.

6. **SUMMARY OF RELEVANT ACTIONS BY THE BOARD OF SUPERVISORS (Board)** Assistant Airport Director Komal Kumar stated that the Amendment to increase and renew the contract for Custodial Services with Flagship Airport Services, Inc. was approved on November 5, 2024, by the Board.

7. **ADDITIONAL BUSINESS**

- A. PUBLIC COMMENTS – None.
- B. AIRPORT DIRECTOR COMMENTS – None.
- C. AIRPORT COMMISSION COMMENTS – Commissioner Dvorak shared that she has attended past ALUC Meetings and encouraged other Commissioners to attend.

8. **ADJOURNMENT OF PUBLIC MEETING** The meeting adjourned at 5:55 pm.