



**AIRPORT COMMISSION
MEETING Minutes
THURSDAY, June 5th, 2025, 7:00 P.M.
CITY HALL ADMINISTRATIVE CONFERENCE ROOM
100 CIVIC CENTER PLAZA, LOMPOC, CA**

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ROLL CALL COMMISSIONERS: Chairman Dave Hughes, Carla De La Fuente, Carlo De La Fuente, Traivis Kalin, Brad Mandibles

STAFF: Julie Wilks, Wayne Wilks

Public: Ed Mandibles, Susan Bean-Mandibles, Rod Christel, Charolet Christel

APPROVAL OF MINUTES:

The minutes from the previous meeting were presented for approval.

- **Motion to approve:** Dave
- **Seconded by:** Carla
- Approved unanimously.

PUBLIC COMMENTS: (Limited to 5 minutes)

Four members of the public were in attendance.

Dr. Susan Mandibles addressed the Commission regarding:

- Ongoing concerns about Trevor Jacobs:
 - Reported to be crossing and using the runway during weekends.
 - Allegedly living in his hangar, violating airport policy.
 - Requested enforcement action against Jacobs.
- Additional report of unidentified persons accessing the airport via the Walmart gate and crossing the runway, specifically mentioning a dark-colored sedan.

Administration Response:

- Weekend staff presence is limited, complicating enforcement.
- Living in a hangar is a violation of policy and will be addressed.
- Due to the public status of the airport, access restrictions require legal basis.
- Dave Hughes offered that if he is seen crossing the runway, please contact him and he will ask him to stop crossing the runway.
- Discussion was had concerning the unknown vehicle.
 - Discussion on the need to change gate codes due to widespread dissemination during public events.
 - Action Deferred until after completion of sewer construction and CHP/tax office projects.
 - New gate codes will be issued post-construction.

ORAL AND/OR WRITTEN COMMUNICATION:

No new oral or written communications were reported during this session.

ADMINISTRATOR'S REPORT:

- **Administrative Days (June 10–12)**
 - Airport staff (Wayne, Richard, and Julie) will be available at the admin building during business hours.
 - Purpose:
 - Address tenant questions.
 - Update tenant contact info.
 - Renew month-to-month hangar, ground, and storage licenses.
 - Improve accessibility for tenants who cannot attend regular Commission meetings.
- **Upcoming Rent Increase**
 - A 3% rent increase (CPI + 1%) will go into effect on July 1st.
 - Estimated impact is ~\$10/month per hangar.
 - Maintains competitiveness with Santa Maria, Solvang, Camarillo.
 - Rates still remain significantly below Santa Barbara (83¢/sq ft) and San Luis Obispo (45¢/sq ft).
- **In response to commissioner Mandibles questions, Clarification was given on the Licensing agreements:**
 - Clarified that month to month hangar agreements are licenses, not leases.
 - Policy clarifications include:
 - Drivers on airport grounds must have a valid license and insurance. Not additional requirement than what is required to drive in California.
 - Hangars must be primarily used for aircraft.
 - Non-aircraft storage is limited to 30% of total space.
 - Boats are allowed only if an aircraft is also housed and space limitations are met.
 - Parking is restricted to in or directly in front of assigned hangars.

- A new license packet with airport ordinances will be distributed for transparency.
- **Hangar Inspections (July 1–3)**
 - Applies to: City-owned round-top and T-hangars.
 - Inspection Criteria:
 - Safety compliance (e.g., no fuel storage).
 - Usage consistency with hangar policy.
 - Proper aircraft registration.
 - Violations will result in notices and required corrective action.
- **Storage Containers for Solar Panels**
 - Seven 40' high-top sea containers placed near the south end (dentist's hangar).
 - Containers hold solar panels for the D Street Transit Facility.
 - Transit agency is covering:
 - Pad installation
 - Container delivery
 - Storage fees
 - After the transit no longer has use for them, containers become airport property for future aviation or tenant storage use.

OLD BUSINESS:

- **Skydiving Alternate Drop Zone Proposal**
- Dave Hughes recused himself during initial discussion
- Wayne Wilks presented the proposal:
 - Alternate drop zone on airport property during high wind conditions
 - Needed approx. 10% of the time due to unsafe turbulence in riverbed DZ
 - Pickup remains via vehicle; no changes to procedure
 - Increased communication between skydive staff and aircraft during use
 - No incidents reported under similar conditions in the past
- Dave returned to present additional details
- Commissioners held further discussion
 - Commended safety record
 - Minor concerns over long-term use frequency
- **Decision:** Approved for 3-month trial; review scheduled for July
- **Vote:** Passed unanimously
- **RV Camping Proposal Review**
 - Revisited proposal for 10 RV sites (gravel base, no initial water/power)
 - Sites Considered:
 - Small exterior location (\$30,000–\$60,000 estimated cost)
 - Larger exterior location (estimated \$100,000+)
 - ROI at \$30/night with 50% occupancy: ~7-month payback for smaller site
 - ROI lower if limited to aviation use only
 - Support expressed for overflow/event use

- Decision: Continued for further review
- **Makenzie Clark Hangar**
 - Efforts underway to reclaim and re-license a delinquent hangar.
 - City Attorney is preparing paperwork for public auction (target date: end of the month).
 - Auction Plan:
 - Entire contents sold as one lot to streamline process.
 - Reserve price may be set to recover lost rent.
 - Buyer will have 5 days to clear the hangar or city will dispose of remaining items.
 - Legal Note: The owed amount may not be publicly disclosed.
 - Goal: Re-license and return hangar to revenue-generating use.
- **Maintenance Hangar Legal Update**
 - Legal Process Underway
 - A "Pay or Quit" notice has been filed.
 - Awaiting court decision.
 - Property Return Protocol
 - Items in the hangar belong to multiple parties.
 - Individuals with property inside the hangar may obtain court orders to reclaim property.
 - Once the City gains possession:
 - City will schedule appointments for recovery.
 - Participants must sign documentation and removal will be photographed and logged.
 - Hangar cannot be opened for general access due to legal and ownership uncertainties.
 - Ongoing Monitoring
 - City staff check locks and read meters monthly to ensure security.

NEW BUSINESS:

Commissioner Brad Mandibles Had several inquiries:

- **Admin Building Expansion**
 - Expressed interest in new/bigger admin building due to increased jet traffic
 - Asked about inclusion in master plan and grant availability
 - Advised that a demonstrated need must be shown for city funding
- **Admin Building Access**
 - Suggested implementing access codes for authorized individuals
 - Best practice remains having office staff manage access
- **Homeless Activity Concern**
 - Requested that tenant Rene stop offering water to homeless
 - Safety and property damage concerns noted by commissioners and public
 - Staff will explore possible actions
- **Maintenance Hangar Renovation**

- Proposed using lease agreement to incentivize tenant-funded upgrades
- City funding is limited; alternative solutions being considered
- **T-Hangar Bathrooms**
 - Asked if restrooms could be added during reskinning
 - Informed current scope does not include plumbing
 - Future tie-in to Cambell's sewer line is planned when septic system fails
- **Benches & Picnic Areas**
 - Asked about acquiring and refurbishing retired city benches for airport use
 - Staff will investigate
 - Tenants may create picnic areas with admin approval
- **City-Owned Hangar Improvements**
 - Improvements require admin approval and must follow city code

PUBLIC COMMENTS/ Requests (Limited to 5 minutes)

Ed Mandibles

- Asked how tenants could help expedite Clark or Maintenance hangar issues
 - Informed: No immediate action available
- Raised concern about skydivers interfering with corporate jets
 - Dave confirmed communication with Santa Barbara Approach and offered to suspend jumps if conflict arises
- Asked about commission member count
 - Informed: Reduced to 5 (from 7) to ensure quorum
- Reported broken exterior lights on T-hangars (Rows B & D)
 - Staff will follow up

Rod Christel

- Requested tenants be notified before hangar construction begins
 - Staff confirmed advanced notice will be provided

COMMISSIONER REQUEST:

Commissioner Travis Kalin

- Requested business cards or identification for commissioners
 - Purpose: To act officially when addressing airport issues (e.g., with police or homeless)
 - Staff will explore options

SCHEDULE FOR NEXT MEETING: Thursday July 3rd, 2025.

ADJOURNMENT:

The meeting was adjourned at 8:30PM by Chairperson Dave. The next meeting is scheduled for 7PM, July 3rd, 2025, at City of Lompoc Council Chambers.

Minutes submitted by: Wayne E. Wilks

Date: June 6th, 2025