



## Legislation Text

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**File #:** 2021-0106, **Version:** 1

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**To:** Board of Supervisors

**Department or Agency Name(s):** Transportation and Public Works

**Staff Name and Phone Number:** Johannes J. Hoevertsz 707-565-2231

**Vote Requirement:** Majority

**Supervisorial District(s):** Countywide

**Title:**

Consolidated Fee Hearing - Proposed FY21-22 Rate Schedule for Airport Land and Facility Use

**Recommended Action:**

Adopt a Resolution establishing reasonable rates and charges for the use of land and facilities at the Charles M. Schulz - Sonoma County Airport effective July 1, 2021.

**Executive Summary:**

The Charles M. Schulz - Sonoma County Airport (Airport) charges for the use of Airport land and facilities, including covered and non-covered aircraft storage, terminal building use, aircraft landing, vehicle parking, fuel flowage, autocross track, security badges, special events, applications to conduct business on the Airport and penalties. Staff annually evaluates Airport rates and charges for accuracy, overhead costs and fair market value. The proposed new charges and rate increases recommended today were reviewed and approved by the Airport Commission on February 20, 2020.

**Discussion:**

The Airport rates and charges are applied to general and commercial aviation users of certain Airport services as well as the rental or lease of Airport-controlled property. The proposed rate increases will partially cover operating costs including parking lot management and maintenance and/or provide revenue to meet the increased costs associated with their operation and future Airport improvements. Many of the proposed fee increases and new fees presented in this item had originally been scheduled for consideration at the March 24, 2020 hearings, but were deferred due to impacts resulting from COVID-19. These proposed charges are being requested now to bring the Airport's charges to appropriate levels consistent with its maintenance and operational expenses as well as other area airports.

The Coronavirus Aid, Relief, and Economic Security (CARES) Act funds have been used for minor sealing of pavement and maintenance where possible but those funds are not available for significant construction. The last significant construction work on the Airport's parking lots was accomplished by loan funding in 2018 and that loan is still outstanding. Those costs are included in the parking lot maintenance needs.

Air traffic is anticipated to start increasing significantly by the summer of 2021 and although it is expected to take upwards of three years for passenger numbers to return to pre-COVID levels, the Airport intends to do all it can to provide its customers with a well maintained facility.

All fees will be applied equally on all users for the particular uses.

For FY21-22 the Airport is proposing increases in rates and new charges as follows:

Vehicle Parking Charges. The Airport is proposing significant increases as well as the creation of a new charge at the recommendation of the Airport’s parking vendor, SP+, supported by a Parking Rate Study conducted by them in November 2019, as well as, a Parking Rate Study just completed internally with the same comparable and regional Airports. SP+ recommended the increase to bring the Airport’s charges in line with comparable airports in California. The proposed rates are still lower than those of the majority of California’s regional airports. The increases will help to recover the costs of the maintenance and administration of the Airport’s parking lots as well as funding future improvements to the Airport.

- a. Landside parking long term lot (per 24 hours) charge increase by 18% (from \$11 to \$13.)
- b. Landside parking short term lot (per ½ hour) charge increase by 100% (from \$1 to \$2) after the free first 2 hours
- c. Landside parking short term lot (per 24 hours) charge increase by 20% (from \$15 to \$18)
- d. Landside long term parking monthly discount pass for daily commuters charge increase by 30% (from \$100 to \$130)
- e. The Airport is proposing a new charge for a new service, a \$4.00 add-on fee (per 24 hour period) for long and short term **reserved parking**. This new fee, consistent with similar rates at comparable airports according to the Parking Rate Survey undertaken by the Airport’s parking vendor, will allow the Airport to offer more specialized service to travelers. This will help to recover the costs of the maintenance and administration of airport facilities as well as funding future improvements to the Airport.

**Prior Board Actions:**

5/14/19 - Adopted the 2019-20 Airport Fee Schedule; 6/5/18 - Adopted the 2018-19 Airport Fee Schedule; 5/9/17 - Adopted the 2017-18 Airport Fee Schedule; 6/21/16 - Adopted the Revised 2016-17 Airport Fee Schedule; 2/9/16 - Adopted the Revised 2015-16 Airport Fee Schedule; 4/21/15 - Adopted the 2015-16 Airport Fee Schedule; 4/24/14 - Resolutions No. 14-0174 Adopted the 2014-15 Airport Fee Schedule; 4/23/13 - Resolution No. 13-0164 Adopted the 2013-14 Airport Fee Schedule; 4/26/12 - Resolution No. 12-0210 Adopted the 2012-13 Airport Fee Schedule.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 20-21 Adopted</b>	<b>FY21-22 Projected</b>	<b>FY 22-23 Projected</b>
Budgeted Expenses			
Additional Appropriation Requested			
<b>Total Expenditures</b>			
<b>Funding Sources</b>			

General Fund/WA GF			
State/Federal			
Fees/Other		\$3,100	
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>		<b>\$3,100</b>	

**Narrative Explanation of Fiscal Impacts:**

The Airport is projecting an additional \$3,100 in revenue based upon the new fees and current usage during FY 2021-22 but also expect usage to increase once COVID-19 related Stay-At-Home orders are able to be relaxed or eliminated.

<b>Staffing Impacts:</b>			
<b>Position Title (Payroll Classification)</b>	<b>Monthly Salary Range (A-I Step)</b>	<b>Additions (Number)</b>	<b>Deletions (Number)</b>

**Narrative Explanation of Staffing Impacts (If Required):**

None

**Attachments:**

- Attachment A -Resolution
- Attachment B - Fees Cover Sheet
- Attachment C - Airport Master Fee Schedule FY 21-22
- Attachment D - Parking Rates Survey (2019)
- Attachment E - Updated Parking Rates Survey (2021)

**Related Items "On File" with the Clerk of the Board:**

None