



CPAD BOARD REGULAR MONTHLY MEETING – February 23, 2026

**Meeting Minutes**  
**IN-PERSON MEETING**  
**IN ROBERTSON'S HANGAR - 3188 BONANZA DRIVE**

Directors: Chris Cockrell, Greg Wright, Mark Eagar, Tina Robertson, and John Cook

**7:0 PM Call to Order/Roll Call**

<b>Chris Cockrell</b>	<b>Absent</b>
<b>Greg Wright</b>	<b>Present</b>
<b>Mark Eagar</b>	<b>Absent</b>
<b>Tina Robertson</b>	<b>Present</b>
<b>John Cook</b>	<b>Present</b>

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF AGENDA**

**MOTION** to adopt Agenda for the February 23, 2026 Regular Meeting of the Board of Directors

**Motion by: John Cook**

**Second: Greg Wright**

**Record of votes:**

<b>Chris Cockrell</b>	<b>Absent</b>
<b>Greg Wright</b>	<b>Yes</b>
<b>Mark Eagar</b>	<b>Absent</b>
<b>Tina Robertson</b>	<b>Yes</b>
<b>John Cook</b>	<b>Yes</b>



**ADOPTION OF MINUTES**

**MOTION** to adopt Minutes for January 19, 2026 Regular Meeting of the Board of Directors

**Motion by: Tina Robertson**

**Second: Greg Wright**

**Record of votes:**

<b>Chris Cockrell</b>	<b>Absent</b>
<b>Greg Wright</b>	<b>Yes</b>
<b>Mark Eagar</b>	<b>Absent</b>
<b>Tina Robertson</b>	<b>Yes</b>
<b>John Cook</b>	<b>Yes</b>

**TREASURER REPORT**

Director Robertson

**Financial Reports**

CPAD Management Overview Fiscal YTD report

CAD Management Overview Nov & Dec report

Special Tax Profit & Loss - Airport Fiscal YTD report

Special Tax Profit & Loss - Streets Fiscal YTD report

Assessment District Overview Fiscal YTD report

Assessment District Overview

Policy Change Recommendations

These changes reflect new processes once we went to QuickBooks online.

Discussion

Director Robertson went over the standardized current reports.

Supporting documents were shown and are posted on website.

Policy change recommendation from auditor are to update the fact that we now do all activities online.

Financial reports posted on the website



## **AIRPORT MANAGER REPORT**

District Manager Zimlich

### **Fuel Sales**

### **Ongoing Airport Projects**

### **Ongoing Airfield Projects**

### **Airfield Condition**

### **Vacancy**

### **Airpark**

Discussion:

**Fuel Sales** 01/19/25-02/20/25 123 Transactions, 2962 Gallons, \$16,503.89  
01/19/26-02/20/26 113 Transactions, 3115 Gallons, \$17,474.83

### **Vacancy**

Currently 0 tie downs available  
Waitlist established. Hangars are leased

## **Immediate & Recently Completed Projects**

### **Accounts Receivable**

CPAD currently has around \$11k in accounts receivable (unpaid leases)

### **Document Audit**

CPAD currently storing decades of documents

### **Street Signs**

Street sign replacement complete  
Old signs to be auctioned at St. Patrick's Day

### **Obstruction Light**

Obstruction light reported out on 1/16  
Confirm responsible party and coordinate repairs (FAA Tech Ops)

### **Street Sweeper**

Multiple quotes received. Not fiscally viable (\$135K-\$305k)  
Completed. No new or major discrepancies  
FAA Based Aircraft Inventory updated



## **Near Term Projects**

### **Transient Berm**

Berm directly adjacent to transient parking experienced a 'slide', impacting safe operations of based and transient aircraft. Potential impact to emergency response.

First stage of repairs completed thanks to community efforts, immediate threats have been mitigated

Additional preventative repairs will be coordinated when weather permits

Special thanks to Veerkamp & Dwayne Plummer

### **Ditch Spoils**

Spoils from the recent ditch cleanout are still present on the airfield

No significant risk to aircraft operations

Will be relocated on the airport to level terrain

## **Capital Improvement Projects (Airfield)**

### **Runway Resurfacing**

Currently compliant with certificate, but degrading. Will require significant repairs within the next 5 years

Likely to cost between \$500K and \$4 million

Will require Federal funding (Airport Improvement Program)

Most recent conversations with FAA will require us to generate a new Airport Layout Plan to become eligible.

Approximately \$100K cost (likely out of pocket)

### **Culvert Repair**

Base of culvert under runway shows significant rust damage

Risk unclear (High damage, low likelihood).

Researching fiscal responsibility/funding options

AIP or Easement holders

### **Ditch Cleanout**

Culvert is blocked by years of debris, silt and vegetation, impacting the airport's ability to withstand heavy rains

DOT has taken financial responsibility and has a project planned

DOT has received permit. Expect work late Spring/early Summer



## Capital Improvement Projects (Residential)

### Road Sealing

Vendors have inspected roadways and concur they are in good, usable condition (no operational impacts).

Sealing is recommended every 2-3 years, CPAD has not done it in at least 10

Total project (crack fill, seal, paint, etc) would require approximately \$100k

Evaluating partial project to address greatest needs

### Street lights

Lights are near end of life (some have already failed). PG&E intends to replace as a batch in the next 3 months (No cost to residents).

Lights are not owned, maintained or controlled by CPAD

PG&E has sought input. CPAD has made a recommendation based on past community feedback and aviation concerns

Lights will be straight form and function replacements to the extent possible as pertains to color and brightness.

Vertically cutoff (minimal up light) and shielded on home sides

### Discussion

Old worn street signs throughout the airpark have been replaced by the District Manager.

### ALP Funding Scenarios (Assuming \$100k cost)

#### 1. Self funded

a. \$100k out of pocket is doable, but has the potential to impact CPAD's ability to maintain operations

#### 2. Self funded with loan assistance

a. \$50k out of pocket, \$50k CalTrans Loan

b. CalTrans loans subject to fund availability (\$300k) and eligibility requirements

CalTrans loans are typically 17 years at the rate of CA General Obligation bonds (5%)

Annual payments. Simple interest (not compound). Can be paid off early without penalty.

c. Annual payments would be approximately \$5441

If taken full term, Total Interest: \$42,500, Total Repayment: \$92,500

#### 3. Don't fund at this time

Self fund repairs

Runway can be sealed, extending runway life, but will remain ineligible for AIP funding



## UPDATE ON PROCUREMENT AND CONTRACTS

Director Eagar

*Report postponed until March meeting due to Director Eagar's absence.*

**PUBLIC FORUM/PUBLIC COMMENT:** *Only items that are within the jurisdiction of CPAD will be considered. Statements from the floor will be heard during public forum/public comment; public comments are limited to one 5-minute comment per person per topic. Comments and or requests requesting board action will be referred to staff and if appropriate, placed on a future agenda.*

Discussion.

Use of the new sweeper was reviewed. It works well for its intended purpose of runway/taxiway cleaning. A much more expensive machine would be needed for street sweeping/cleaning. Contracting for street clean is a possible solution if needed.

Income for street maintenance comes from the special tax and apportionment of property taxes. It was mentioned the income from event and miscellaneous sources should be used to augment funding for street maintenance.

Access and access fee changes needed were discussed. This issue is currently being addressed by staff and treasurer.

We continue to have problems with electric bikes gaining access to the airpark by going around the United gate.

A lock to the United gate was given to CPAD. PG&E and County Fire/Sheriff also are in possession of access keys.

The upcoming FAA safety seminar on March 9th was discussed. Airport residents need to be advised of this event. This action will be taken. A flyer at the fuel pump was also suggested. This could also serve as a fund raising event.



**OLD BUSINESS**

**Director Eagar**

*Report postponed until March meeting due to Director Eagar's absence.*

**NEW BUSINESS:**

**Director Robertson**

Director Robertson will be leaving the Board of Directors following the March Board Meeting.

The process for appointing a new board meeting was discussed. The policy is available on the CPAD website.

The March board meeting will be in the Robertson's hanger. The location of meetings is being researched.

**NEXT REGULAR MEETING: *March 23, 2026***

**ADJOURNMENT 8:53 PM**